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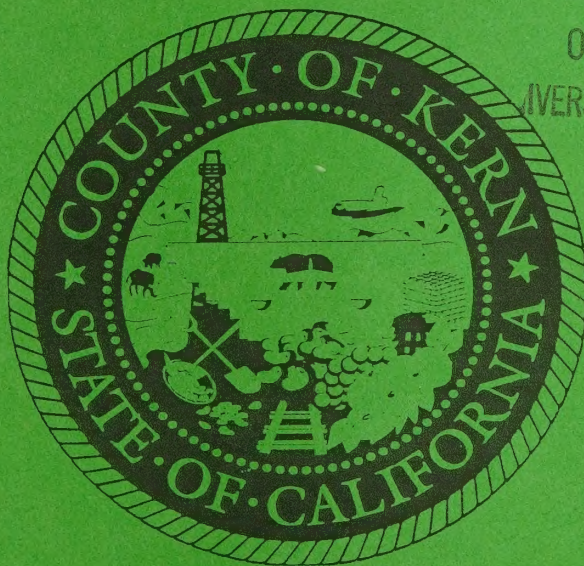
County of Kern Housing Element

2002 - 2007

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September 10, 2002

County of Kern
Planning Department

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

800 Third Street, Room 430

P.O. Box 952053

Sacramento, CA 94252-2053

www.hcd.ca.gov

(916) 445-7676 / FAX (916) 327-2643



December 5, 2002

Mr. Scott E. Jones
County Administrative Officer
County of Kern
1115 Truxton Avenue
Bakersfield, California 93301

Dear Mr. Jones:

RE: Review of the Kern County's Adopted Housing Element

Thank you for submitting Kern County's housing element, adopted on September 10, 2002, and received for our review October 9, 2002. The Department of Housing and Community Development (Department) is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h). A telephone conversation on November 22, 2002 with Ms. Cheryl Casdorff, County Planner, facilitated our review.

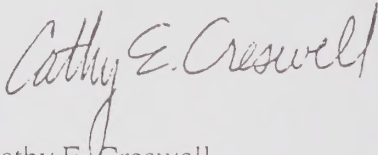
The Department's September 11, 2002 review letter found the County's revised element adequately addressed the statutory requirements of State housing element law. As the adopted element is substantially the same as the draft, we are pleased to find the element in compliance with State housing element law (Article 10.6 of the Government Code). We applaud the County's efforts to implement proactive goals and policies to promote needed housing development. We look forward to following the County's progress in implementing the elements goals, policies and programs through the annual general plan progress report requested pursuant to Government Code Section 64000.

Also, we are pleased to report, as a result of the approval of Proposition 46, a historic increase in funds available through the Department to assist the City in addressing housing and community development needs. Information on these programs, including Notices of Funding Availability (NOFA), will be posted on the Department's website. For program information and funding availability, please consult our homepage at www.hcd.ca.gov.

We appreciate the County's commitment to adopting a housing element that complies with State law and addresses Kern County's unique needs and conditions. We wish the County much success in implementing its housing element and addressing its housing and community development needs. If you should need any assistance in the implementation of your housing and land-use programs, please contact Mario Angel, of our staff, at (916) 445-3485.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Cheryl Casdorff, County planner
Mark Smith, Housing Program Manager, Kern County
Derek Burnham, Cotton Bridges ans Associates
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Kimberley Dellinger, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Ruben Duran, Law Firm of Neufield, Jaffe & Levin
Ilene J. Jacobs, California Rural Legal Assistance, Inc.

PLANNING DEPT.

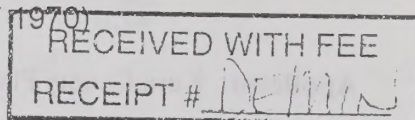
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Plan.

COPY

NOTICE OF DETERMINATION
(CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970)

COPY

TO WHOM IT MAY CONCERN:

1. The Board of Supervisors of the County of Kern has approved the following described project in the County of Kern, State of California:

a. Applicant or sponsoring agency or department:
Kern County Planning Department

FILED
KERN COUNTY

b. Name of Project:
General Plan Amendment Case No. 119, Map No. 500

SEP 13 2002

c. Location of Project:
Countywide

JAMES A. RHOADES, CLERK
BY _____ DEPUTY

d. Description of Project:
Amendment to the Housing Element of the Kern County General Plan and the Metropolitan Bakersfield 2010 General Plan for the unincorporated area to revise and update the housing goals, objectives, policies and implementation as required by Government Code section 65588

2. The form of such approval and the date thereof is:

Resolution No. 2002-365 Adopted September 10, 2002

Ordinance No. N/A Adopted N/A

3. The Board of Supervisors has determined that said project will not have a significant effect on the environment.

4. No Environmental Impact Report (EIR) was prepared pursuant to the provisions of the California Environmental Quality Act of 1970 (CEQA), said Board having determined that no EIR was necessary in its consideration and approval of said project.

5. A Negative Declaration has been prepared for the project pursuant to the provisions of CEQA, and a copy of same may be examined during regular business hours at the Office of the Clerk of the Board of Supervisors, Kern County Administrative Center, 1115 Truxtun Avenue, Bakersfield, California 93301.

Dated this 12th day of September, 2002.

DENISE PENNELL
Clerk of the Board of Supervisors
County of Kern, State of California

Judy A. Penny
Deputy Clerk

Telephone No. 868-3585
#82014

Notice of Environmental Document
Posted by County Clerk on 9/11/02
and for 30 days thereafter, Pursuant to
Section 21152(C), Public Resources Code

#0992

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Applicant: Kern County Planning Department (PP01015A)

2700 "M" Street, Suite 100
Bakersfield, CA 93301

Project Title/Location (include County):

General Plan Amendment Case No. 119, Map No. 500

Countywide; County of Kern

Project Description:

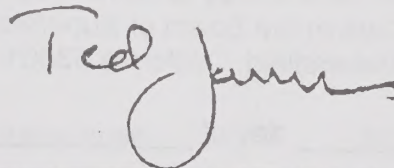
Amend the Housing Element of the Kern County General Plan and the Metropolitan Bakersfield 2010 General Plan for the unincorporated area to revise and update the housing goals, objectives, policies, and implementation as required by Government Code Section 65588

Findings of Exemption (attach as necessary):

Based on the absence of evidence in the record as required by Section 21082.2 of the State of California Public Resources Code (CEQA) for the purpose of documenting significant effects, it is the conclusion of the Lead Agency that this project will result in impacts that fall below the threshold of significance with regard to wildlife resources and, therefore, must be granted a "de minimis" exemption in accordance with Section 711 of the State of California Fish and Game Code. Additionally, the assumption of adverse effect is rebutted by the above-referenced absence of evidence in the record and the Lead Agency's decision to prepare a Negative Declaration for this project.

Certification:

I hereby certify that the County of Kern has made the above finding(s) and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code.



(Chief Planning Official)

Title: Director of the Planning Department
Lead Agency: Planning Department
Date: August 20, 2002

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

200 Third Street, Room 430

P.O. Box 952053

Bakersfield, CA 94252-2053

Tel: (916) 327-2643 / FAX (916) 327-2643

Email: cc@hcd.ca.gov



September 11, 2002

Mr. Tad James, Planning Director
Kern County
2700 M Street, Suite 100
Bakersfield, California 93301

Dear Mr. James:

RE: Review of Kern County's Revised Draft Housing Element

Thank you for submitting Kern County's draft housing element, received for our review on August 5, 2002 and subsequent revisions received on August 19 and September 3, 2002. As you know, we are required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b). Our review has been facilitated by various telephone conversations with Ms. Carol Casdorff, County Planner, Mr. Mark Smith, Housing Program Manager and Mr. Derek Burnham, the County's consultant.

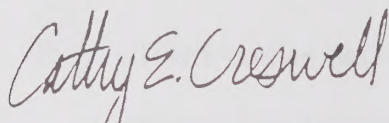
We are pleased to find the draft element addresses the remaining statutory requirements described in our June 21, 2002 review letter. In particular, the amendment expands the analysis of the land inventory, program objectives and implementation measures. The element will be in full compliance when adopted and submitted for review pursuant to Government Code Section 65585(g).

The County is commended for clearly identifying the housing needs of its residents and for incorporating programs and policies to facilitate the development and preservation of housing to meet those needs.

We appreciate the County's diligence in developing a housing element that complies with State law and establishes a strong foundation for the County to address its housing needs. We also appreciate the cooperation and assistance Ms. Casdorff, Messrs. Smith and Burnham provided during the course of our review. If you require additional assistance or have any questions, please feel free to contact Mario Angel, of our staff, at (916) 445-3485.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Cheryl Casdorph, County Planner, Kern County
Mark Smith, Housing Program Manager, Kern County
Derek Burnham, Cotton Bridges and Associates
Mark Stivers, Senate Committee on Housing & Community Development
Catherine Ysrael, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Kimberley Dellinger, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Ruben Duran, Law Firm of Neufield, Jaffe & Levin
Ilene J. Jacobs, California Rural Legal Assistance, Inc.

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF KERN, STATE OF CALIFORNIA**

In the matter of:

Resolution No. 2002-365

Reference No. _____

**GENERAL PLAN AMENDMENT CASE NO. 119,
MAP NO. 500, COUNTYWIDE AREA;
FINDINGS AND DETERMINATION**

I, DENISE PENNELL, Clerk of the Board of Supervisors of the County of Kern, State of

California, do hereby certify that the following resolution, on motion of Supervisor

McQuiston, seconded by Supervisor Parra, was duly passed and adopted by
said Board of Supervisors at an official meeting hereof this 10th day of September, 2002, by the
following vote, to wit:

AYES: McQuiston, Perez, Patrick, Vacant, Parra

NOES: None

ABSENT: None



DENISE PENNELL
Clerk of the Board of Supervisors
County of Kern, State of California

Judy A. Perry
Deputy Clerk

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to Government Code section 65358, four times annually,
this Board considers proposed amendments to the County's General Plans; and

2002-365

(b) The following application was before this Board on June 11, 2002; and continued to July 30, 2002, August 20, 2002, and again to today's date in order to allow sufficient time for final approval of the Revised Housing Element by the State Department of Housing and Community Development:

Proposal F: General Plan Amendment Case No. 119, Map No. 500; Kern County Planning Department; amendment of the Housing Element of the Kern County General Plan and the Metropolitan Bakersfield 2010 General Plan for the unincorporated area to revise and update the housing goals, objectives, policies, and implementation as required by Government Code section 65588; this project was considered by the Planning Commission on July 25, 2002, and recommended for approval by this Board as presented;

(c) The Planning Department has reviewed this matter and has prepared a report containing a detailed description and analysis of the proposed amendment (a copy of the report is on file with the Clerk of this Board and incorporated herein by this reference as if set forth in full); and

(d) Additionally, the Planning Department has investigated possible environmental impacts of the General Plan Amendment and prepared a Negative Declaration after concluding this activity may not have a significant effect on the environment; and

(e) The Planning Department reports that they will issue a Certificate of Fee Exemption for this action pursuant to Title 14, California Code of Regulations section 753.5(c), on the basis that there is no evidence that the proposed project will have potential for adverse effect on wildlife resources; and

(f) The Clerk of this Board has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Clerk of this Board; and

(g) On this day, this Board held a duly noticed public hearing at which the proposed amendment to the Housing Element of the Kern County General Plan and the Metropolitan Bakersfield 2010 General Plan were considered by this Board and those persons desiring to be heard on said matter were heard and evidence in said matter received;

Section 2. NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Kern, State of California, as follows:

1. This Board finds the facts recited herein are true, and this Board has jurisdiction to consider, approve, and adopt the subject of this Resolution.

2. This Board approves said Negative Declaration and finds and determines on the basis of the initial study of the possible environmental effects of this project and the comments received regarding the proposed Negative Declaration, there is no substantial evidence that the adoption of this General Plan Amendment, as requested, may have a significant effect on the environment.

3. This Board finds and determines that the applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.

4. This Board finds and determines that the effect upon the environment of such project and the activities and improvements which may be carried out thereunder will not be substantial and will not interfere with maintenance of a high-quality environment now or in the future.

5. This Board hereby finds and declares that an initial study has been conducted to evaluate the potential for adverse environmental impact, and there is no evidence that the project approved herein will have potential for adverse effect on wildlife resources, on which basis it is exempt.

6. Unless the project is declared exempt herein and a Certificate of Fee Exemption executed by the Director of the Planning Department is on file, the foregoing project is not operative, vested or final until the filing fees required pursuant to Fish and Game Code section 711.4 are paid by the applicant to the County Clerk.

7. This Board finds and determines that the Housing Element is consistent with the goals and policies of the elements of the Kern County General Plan and with the Metropolitan Bakersfield 2010 General Plan.

8. This Board does hereby approve and adopt the herein described General Plan Amendment deleting Housing Programs 7b, 7c and 9b, as recommended by Planning Department report and Addendums I and II, based on recommendation by the California Department of Housing and Community Development, and the Chairman of this Board and the Clerk of this Board are authorized and directed to certify the adoption of same.

9. The Director of the Planning Department shall cause appropriate notations to be entered in all documents and maps which embody the Housing Element of the Kern County General Plan and the Metropolitan Bakersfield 2010 General Plan and the elements thereof in order to show such amendment.

10. The Clerk of this Board shall cause a Notice of Determination, prepared by County Counsel, to be filed with the County Clerk.

11. This Board finds and determines that adoption of this Housing Element will be in conformance with Section 65588 of the Government Code requiring frequent updates.

12. This Board finds and determine that adoption of this Housing Element will provide programs to help implement the housing needs of the residents of the County.

13. This Board finds and determines that adoption of this Housing Element has provided a review of the goals, policies, and programs of the 1991 Housing Element and provides a revision as required by Section 65588(b) of the Government Code.

14. This Board finds and determines that adoption of this Housing Element is consistent with Section 65302 of the Government Code requiring seven mandated elements of a General Plan.

15. This Board finds and determines that this Element is consistent with the goals and policies of the Airport Land Use Plan.

16. The Clerk of this Board shall transmit copies of this Resolution to the following:

- (a) Director Planning Department
- (b) Dir. Engineering & Survey Services
- (c) Dir. Dept. of Transportation Management
- (d) Fire Chief
- (e) Environmental Health Services
- (f) Kern County Water Agency
- (g) County Counsel

BD:wl
#82012
02.2750
cc20022086

COPIES FURNISHED:
<i>See Above</i>
<i>9-12-02 Jd</i>

**BEFORE THE PLANNING COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA**

In the matter of:

RESOLUTION NO. 121-02

APPLICATION FOR GENERAL PLAN AMENDMENT CASE NO. 119, MAP NO. 500

Countywide
Kern County Planning Department (PP01015A)

FINDINGS AND DETERMINATION

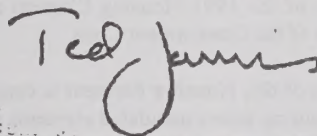
I, Ted James, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Babcock, seconded by Mr. Strong, was duly passed and adopted by said Planning Commission at an official meeting hereof this **8th day of August, 2002**, by the following vote, to wit:

AYES: Babcock, McClintock, Pitts, Strong, Zimmerman

NOES: None

ABSTAINED: None

ABSENT: None



**SECRETARY OF THE PLANNING COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA**

RESOLUTION

SECTION 1. WHEREAS:

(a) Pursuant to the California Government Code, Title 7, Section 65354 (known as the Planning and Zoning Law), the Kern County Planning Commission considers proposed amendments to the County's General and Specific Plans and must provide a recommendation on all such proposed amendments to the Kern County Board of Supervisors; and

(b) Pursuant to the Zoning Ordinance, Section 19.102.135, such advisory actions shall be considered by the Planning Commission prior to consideration by the Board of Supervisors, following submission of an application containing the information specified in the applicable section of this title and a properly noticed public hearing; and

(c) Said application has been made pursuant to provisions of Government Code Section 65358 (Planning and Zoning Law), and requests amendment of the Housing Element of the Kern County General Plan and the Metropolitan Bakersfield 2010 General Plan for the unincorporated area to revise and update the housing goals, objectives, policies, and implementation as required by Government Code Section 65588; and

- (3) The effect upon the environment of such project and the activities and improvements which may be carried out thereunder will not be substantial and will not interfere with maintenance of a high-quality environment now or in the future.
 - (4) Based on the absence of evidence in the record as required by Section 21082.2 of the State of California Public Resources Code (CEQA) for the purpose of documenting significant effects, it is the conclusion of the Lead Agency that this project will result in impacts that fall below the threshold of significance with regard to wildlife resources and, therefore, must be granted a "de minimis" exemption in accordance with Section 711 of the State of California Fish and Game Code. Additionally, the assumption of adverse effect is rebutted by the above-referenced absence of evidence in the record and the Lead Agency's decision to prepare a Negative Declaration for this project.
 - (5) The Housing Element is consistent with the goals and policies of the elements of the Kern County General Plan.
 - (6) The Housing Element is consistent with the goals and policies of the elements of the Metropolitan Bakersfield General Plan.
 - (7) Adoption of this Housing Element will be in conformance with Section 65588 of the Government Code requiring frequent updates.
 - (8) Adoption of this Housing Element will provide programs to help implement the housing needs of the residents of the County.
 - (9) Adoption of this Housing Element has provided a review of the goals, policies, and programs of the 1991 Housing Element and provide a revision as required by Section 65588(b) of the Government Code.
 - (10) Adoption of this Housing Element is consistent with Section 65302 of the Government Code requiring seven mandated elements of a General Plan.
 - (11) This Element is consistent with the goals and policies of the Airport Land Use Plan; and
- (d) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:

Kern County Planning Department (PP01015A) (agent/applicant) (1)
File (3)

pd:paw:jc

COUNTY OF KERN HOUSING ELEMENT

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Kern County is a predominantly rural county in the Central Valley of California, located in the southwestern portion of the Central Valley. Kern County is bordered by Southern California counties Los Angeles, San Bernardino, and California's High Sierra. The geography of the County is diverse, ranging from coastal areas, agricultural fields, and desert areas.

Kern County is a predominantly rural county, with a large portion of the County being agricultural. The County is a major agricultural producer and processor of a wide variety of crops, including almonds, grapes, pistachios, and various other fruits and vegetables. The County is also a major producer of dairy products, including milk and cheese. The County is also a major producer of livestock, including cattle and horses.

While the County is predominantly rural, it has a growing urban area in the south-central part of the County, centered around the city of Lancaster. The population of the County has grown significantly since 1990, with the County's population increasing by over 50% since 1990. The County is also a major producer of goods and services, including agriculture, manufacturing, and retail trade.

The County is a major producer of goods and services, including agriculture, manufacturing, and retail trade. The County is also a major producer of goods and services, including agriculture, manufacturing, and retail trade. The County is also a major producer of goods and services, including agriculture, manufacturing, and retail trade.

The 2000 Census showed that the County's population has grown significantly since 1990, with the County's population increasing by over 50% since 1990. The County is also a major producer of goods and services, including agriculture, manufacturing, and retail trade.

1. INTRODUCTION

The development and preservation of adequate and affordable housing is important both to the well being of the residents and economic prosperity of the County. To plan for the development of adequate housing for all income segments, a housing element is prepared as a part of the General Plan. This document constitutes the Housing Element, which specifically addresses housing needs and resources in the County unincorporated areas. Section 1, Introduction of this Element reviews the geographic areas covered by the County of Kern Housing Element, the purpose and content of the Element, the public participation process undertaken to assist in the development of the Element, and its relationship with the rest of the General Plan.

A. Community Context

Kern County is California's third largest county in land area, encompassing 8,073 square miles. Located at the southern end of the Central Valley, Kern County serves as the gateway to Southern California, the San Joaquin Valley, and California's High Desert. The geography of the County is diverse, containing mountainous areas, agricultural lands, and desert areas.

Kern County initially developed from settlers searching for gold, and the County became known as the Golden Empire. In subsequent years, the County developed a large agricultural base, as well as significant energy production and resource extraction industries. More recently, the economy of the County has diversified with distribution facilities, high tech computer companies, manufacturing, and tourism industries all having a large presence in the County.

While Countywide population growth has been significant over the past several decades, fueled in large part by development in the Bakersfield area, population growth in the unincorporated areas has been limited, increasing by less than 2 percent between 1990 and 2000. This trend of focused growth within the cities is fostered by annexation of County areas planned for residential subdivision. However, the County has adopted several major specific plans to plan for growth and services within unincorporated communities.

The unincorporated County housing stock consists predominantly of single family homes (68%), followed by mobile homes (21%) and multi-family units (11%). With median sales prices under \$90,000, homeownership is accessible to a large portion of the population, making Kern County one of the most affordable housing markets in the State. Rental rates are also relatively low and vacancies are high. Low market rents do not typically support construction of market-rate units, resulting in a large portion of the rental stock in the unincorporated County comprised of publicly assisted units.

The 2002-2007 Housing Element continues the County's focus on conserving the existing housing stock, meeting the needs of special needs populations (farmworkers in particular), and addressing market, environmental, and infrastructure constraints to housing development.

B. County Subareas

The County of Kern encompasses over 5 million acres and several diverse geographies and housing markets. In order to better understand the housing needs of such an expansive area, the Housing Element divides the County into the following 9 subareas defined by the Kern Council of Governments:

- Antelope Valley
- Belridge
- Frazier Park
- Indian Wells Valley
- Lake Isabella
- Northern San Joaquin Valley
- Southern San Joaquin Valley
- Tehachapi
- Westside

Antelope Valley

The Antelope Valley subarea encompasses 1,381 square miles in the southeastern quarter of Kern County. This area includes California City, as well as the unincorporated communities of Boron, Mojave, North Edwards, Willow Springs, and Rosamond. This subarea had a total population of approximately 38,000 in 2000, with nearly 30,000 in the unincorporated areas.

Edwards Air Force Base, a major testing, research, and development facility, is located in the Antelope Valley subarea. A significant amount of employment in the area is associated with the Air Force Base. Other employment is found in the mineral extraction sector, as borax and gold deposits are located in the area.

Belridge

The Belridge subarea, located in the northwestern sector of Kern County, had a 2000 population of 3,418. The subarea is bounded on the north by Kings and Tulare counties, on the west by San Luis Obispo County, on the south by Lerdo Highway, and on the east by State Route 43. Interstate Highway 5 (I-5) crosses the subarea and highway-related retail activities are located at the junction of I-5 and State Highway 46. The area contains no incorporated community; the primary unincorporated community is Lost Hills. The economy is largely based on agriculture and petroleum production.

Frazier Park

The Frazier Park subarea consists of 439 square miles in the southwestern sector of the County. It is bounded on the north by the Westside subarea, on the east by I-5, on the south by Los Angeles and Ventura Counties, and on the west by San Luis Obispo County. Frazier Park is a mountainous region that contains no incorporated communities. The primary

unincorporated areas are Frazier Park, Lebec, Lake of the Woods, and Pine Mountain Club. The population was 7,051 in 2000. Limited employment opportunity exists in this subarea, with the major sectors being governmental agencies, service, and manufacturing.

Indian Wells Valley

The Indian Wells Valley subarea encompasses 412 square miles, and is located in the northeastern corner of the County. The subarea includes the incorporated city of Ridgecrest. The population of the subarea was 31,610 in 2000, with 6,683 persons in the unincorporated areas. The Naval Weapons Center is located within this subarea, providing many of the employment opportunities for local residents. Other employment is provided in the resource production sector and education (Cerro Coso Community College).

Lake Isabella

The Lake Isabella subarea is the largest of the 9 subareas, encompassing 1,570 square miles. This mountainous area contains no incorporated communities. The major unincorporated communities are Wofford Heights, Bodfish, Lake Isabella, and Kernville. The area's population was 15,561 in 2000. The economy is based primarily on the tourism industry, as the Kern River recreational areas and Sequoia National Forest are located in the area. Mining, timber harvesting, and livestock provide additional employment to area residents.

Northern San Joaquin Valley

The Northern San Joaquin Valley subarea consists of 424 square miles located in the north central portion of the County. The area includes the cities of Delano, McFarland, Shafter, and Wasco. The 2000 population 92,142, with just 10 percent, or 9,701 residents located in the unincorporated areas.

Employment is largely based on agricultural production. However, several correctional facilities are located in the area provide additional employment that helps stabilize the seasonal nature of agricultural employment.

Southern San Joaquin Valley

The Southern San Joaquin Valley consists of 960 square miles in the west central portion of the County. The subarea includes the cities of Bakersfield and Arvin, as well as the unincorporated communities of Oildale, Lamont, Buttonwillow, Old River, Pumpkin Center, Rosedale, and Greenfield. The Southern San Joaquin Valley is the most populous subarea in the County, with a population of 425,113 in 2000. A majority of the population is located in the City of Bakersfield, with only 165,100 persons residing in the unincorporated areas.

Employment in this area is diverse. The City of Bakersfield is home to many of the County's governmental facilities, while agriculture, petroleum, and the service sector also provide significant employment in the area. The subarea is located along several major transportation corridors, with I-5, State Highways 58 and 99, and two national railroads passing through the area.

Tehachapi

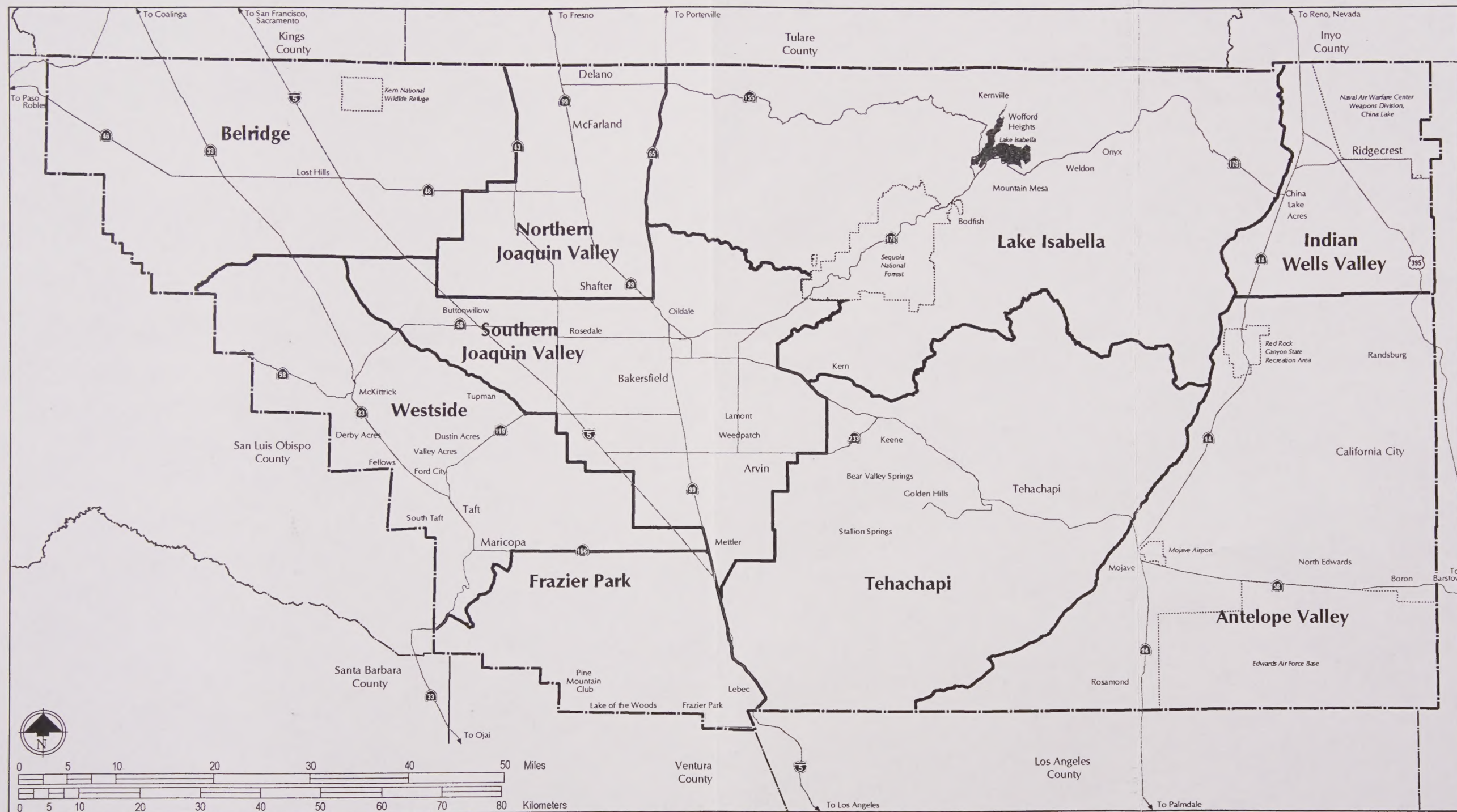
The Tehachapi subarea contains 1,264 square miles and is located in the southern Sierra Nevada Mountains. The City of Tehachapi is the only incorporated jurisdiction in the subarea. The primary unincorporated communities are Golden Hills, Stallion Springs, Bear Valley Springs, and Old Town. The area had a population of 28,415 in 2000, with 17,458 residents in the unincorporated areas.

The main employment sectors are resource extraction, wind power generation, building material production, and agricultural activity. The Tehachapi correctional institution also employs a significant number of residents.

Westside

The Westside subarea encompasses the western portion of the County. The cities of Taft and Maricopa are located in the area, along with the unincorporated communities of South Taft, Ford City, Taft Heights, and McKittrick. The population was 20,331 in 2000, with 13,931 in the unincorporated areas.

The economy of the Westside subarea is resource based. Oil exploration and production provide a large segment of the employment base, with clay mineral extraction also occurring in the area. Several correctional institutions also provide an additional source of employment in this area.



Sources: DataQuick, 2002

Base Map Information

- | | | | |
|--|------------------------|-----------------|-----------------------------------|
| | Highways and arterials | | Regional Planning Area boundaries |
| | Kern County boundary | Westside | Regional Planning Area names |
| | County boundaries | | |
| | Landmarks | | |



Figure 1
Regional Planning Areas



Map Information

-  Interstate Highway
-  State Highway
-  County Boundary
-  Water Body
-  Airport
-  Regional Planning Area Boundary
-  Water Body
-  Airport

C. Role and Content of Housing Element

The Housing Element of the General Plan has two purposes:

- (1) to provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- (2) to provide a strategy that establishes housing goals, policies, and programs.

This Housing Element represents Kern County's long-term commitment to the development and improvement of housing with specific goals for the short term, 2002-2007 period. This Element identifies strategies and programs that focus on:

- (1) preserving and improving housing and neighborhoods;
- (2) providing adequate housing sites;
- (3) assisting in the provision of affordable housing;
- (4) removing governmental and other constraints to housing investment; and
- (5) promoting fair and equal housing opportunities.

The Housing Element consists of the following major components:

- An introduction reviewing the purpose and scope of the Element (Section 1);
- An analysis of the County's demographic profile, housing characteristics, and existing and future housing needs (Section 2);
- A review of potential market, governmental, and environmental constraints to meeting the County's identified housing needs (Section 3);
- An evaluation of the land, financial, and organizational resources available to address the County's identified housing needs goals (Section 4);
- An evaluation of accomplishments under the adopted Housing Element (Section 5); and
- A statement of the Housing Plan to address the County's identified housing needs, including housing goals, policies and programs (Section 6).

While many of the County of Kern's housing programs benefit residents in the incorporated jurisdictions, the purview of the Housing Element is on the unincorporated County. Each City and County jurisdiction in the State is required to prepare and adopt its own Housing Element as part of the local General Plan.

D. Data Sources

Various sources of information are used to prepare the Housing Element. Where possible, data from the 2000 Census have been incorporated in the Element. However, in cases where 2000 data is not yet available, the 1990 Census remains the most reliable data. Several data sources are used to update the 1990 Census and supplement limited 2000 Census information:

- Demographic, household, and employment data provided by the Kern Council of Governments (Kern COG), the State Department of Finance, and the State Employment Development Department;
- Housing market information, such as home sales, rents, and vacancies, is updated by rent surveys and property tax assessor's files;
- Assisted housing information is developed based on inventories from the Housing Authority of the County of Kern, USDA Rural Development, and the County Community Development Program Department;
- Public and nonprofit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system; and
- Lending patterns for home purchase and home improvement loans are provided using the Home Mortgage Disclosure Act (HMDA) database.

E. Public Participation

In order to solicit public input on the Housing Element, the County conducted public meetings at ten locations throughout the County. The meetings provided background information on the various subareas, data from the needs assessment, and information on potential housing programs available from the County. Meeting attendees then had the opportunity to voice concerns and suggest new housing programs. Approximately 30 attendees were at the meetings, consisting of the general public and some City and County agencies. No non-profit service providers or developers attended the meetings. Housing issues raised by meeting attendees included a need for more code enforcement, providing more low income and farmworker housing, and providing more "move-up" housing. The County notified the public through mail out notices, 1/8 page ads in local newspapers, and announcements on the local government TV channel. A list of meeting invitees is contained in Appendix A. In particular, non-profit service providers and developers of affordable housing were included in the mailing list, along with other relevant organizations. Public Hearings before the Planning Commission and the Board of Supervisors will provide additional opportunity for public participation.

The Housing Element contains programs that address the concerns raised at the public meetings. In particular, the following programs respond to issues raised at the meetings:

Code Enforcement- The County continues to operate a complaint-based code enforcement program throughout the unincorporated areas. Eligible applicants are directed to the County-sponsored rehabilitation programs. Where severe code violations are present, the Code Compliance division may remove the substandard structure.

Farm Labor Housing Program- This program seeks to preserve the existing stock of publicly owned farm labor housing and support the creation of additional public and private facilities.

Homebuyer Assistance Programs- The County, as well as the California Rural Home Mortgage Finance Authority (CalRural) and the California Housing Finance Agency (CHFA) operate homebuyer assistance programs. The County operates a first time homebuyer program, which provides downpayment and closing cost assistance, while CalRural and CHFA provide low interest mortgage loans. Eligible applicants for the County and CalRural programs must earn less than 80 percent of the County Median Family Income (MFI). Through these homeownership assistance programs, the County can assist renters with becoming homeowners, thereby providing “move-up” opportunities for these residents.

Rental Housing Construction Programs- To assist in the development of affordable housing, the Housing Element contains two rental construction programs-the HOME-funded program, and the Section 515 program. Through the HOME program, the County provides loans to an eligible Community Housing Development Organization (CHDO) for the construction of affordable rental housing. All rental units must be affordable to households earning less than 60 percent of the County MFI, and 20 percent of the units must be affordable to residents earning less than 50 percent of MFI.

The Section 515 program provides low interest loans for the construction of farmworker housing. For new construction projects, 95 percent of tenants must earn less than 50 percent of the County MFI.

Ownership Housing Construction Programs- The ownership housing construction programs can assist in providing “move-up” opportunities for County residents, as well as provide additional affordable housing. The Housing Element contains two ownership housing construction programs-the Rural Development Section 502 program and the Self Help Housing Program. The Section 502 program provides zero downpayment loans to households earning up to 115 percent of the County MFI, while the Self Help Housing Program allows future occupants to use “sweat equity” as the downpayment on a new home they may otherwise not be able to afford.

F. Relationship to the General Plan

The Kern County General Plan consists of the following elements: (1) Land Use, (2) Open Space, (3) Conservation, (4) Circulation, (5) Housing, (6) Recreation, (7) Energy, (8) Safety & Seismic Safety, (9) Noise, and (10) Kern River Plan. This Housing Element builds upon the other General Plan elements and the policies set forth are consistent with the policies and proposals set forth by the General Plan. For example, the density ranges established in the Land Use Element are used to determine the potential number of housing units that can be developed, while the Safety & Seismic Safety Element is used to identify potential environmental constraints. As the General Plan is amended through time, the County will review the Housing Element for internal consistency, and make any necessary revisions.

In addition to the Kern County General Plan, the Metropolitan Bakersfield 2010 General Plan governs the land use of areas within a 400 square mile area including the City of Bakersfield. Unincorporated County areas within the Metropolitan Bakersfield jurisdiction fall under the designations of the Metropolitan Bakersfield General Plan. The County Zoning Ordinance applies to these areas, and is consistent with the Metropolitan Bakersfield General Plan designations.

2. Housing Needs Assessment

Assuring the availability of adequate and affordable housing for both current and future residents is an important goal of Kern County. To accomplish this goal, a comprehensive assessment of the housing needs of the region must be conducted. Section 2, Housing Needs Assessment presents and analyzes the demographic, socioeconomic, and housing characteristics of the unincorporated County areas to determine the nature and extent of housing needs.

To the extent possible, 2000 Census data is used throughout this needs assessment. However, the complete data from the 2000 Census is not yet released. As such, data from the 1990 Census are used to a large extent in this housing needs assessment. Where possible, the 1990 Census and preliminary 2000 Census data are supplemented with current market data and secondary sources of information.

A. Population Characteristics

The type and amount of housing needed in a community are largely determined by population growth and various demographic variables. Factors such as age, race/ethnicity, household size, occupation, and income combine to influence the type of housing needed and the ability to afford housing.

1. Population Trends

Table 1 shows the population trends for Kern County from 1990 to 2000. As shown in the table, the population of the entire County increased by 22 percent from 1990 to 2000, while the unincorporated areas increased by slightly less than 2 percent. While the total County population is increasing quite rapidly, this growth is occurring in the incorporated cities rather than the unincorporated County areas. For example, the City of Bakersfield grew by approximately 72,000 residents during the decade, comprising more than 60 percent of the County's growth. This focused pattern of growth within the cities has been fostered by annexation of County areas planned for residential subdivision to enable access to a range of municipal services. Another explanation is that new residents are more likely to locate in close proximity to employment centers in the County, which may explain the lack of growth or loss of population in the more rural subareas.

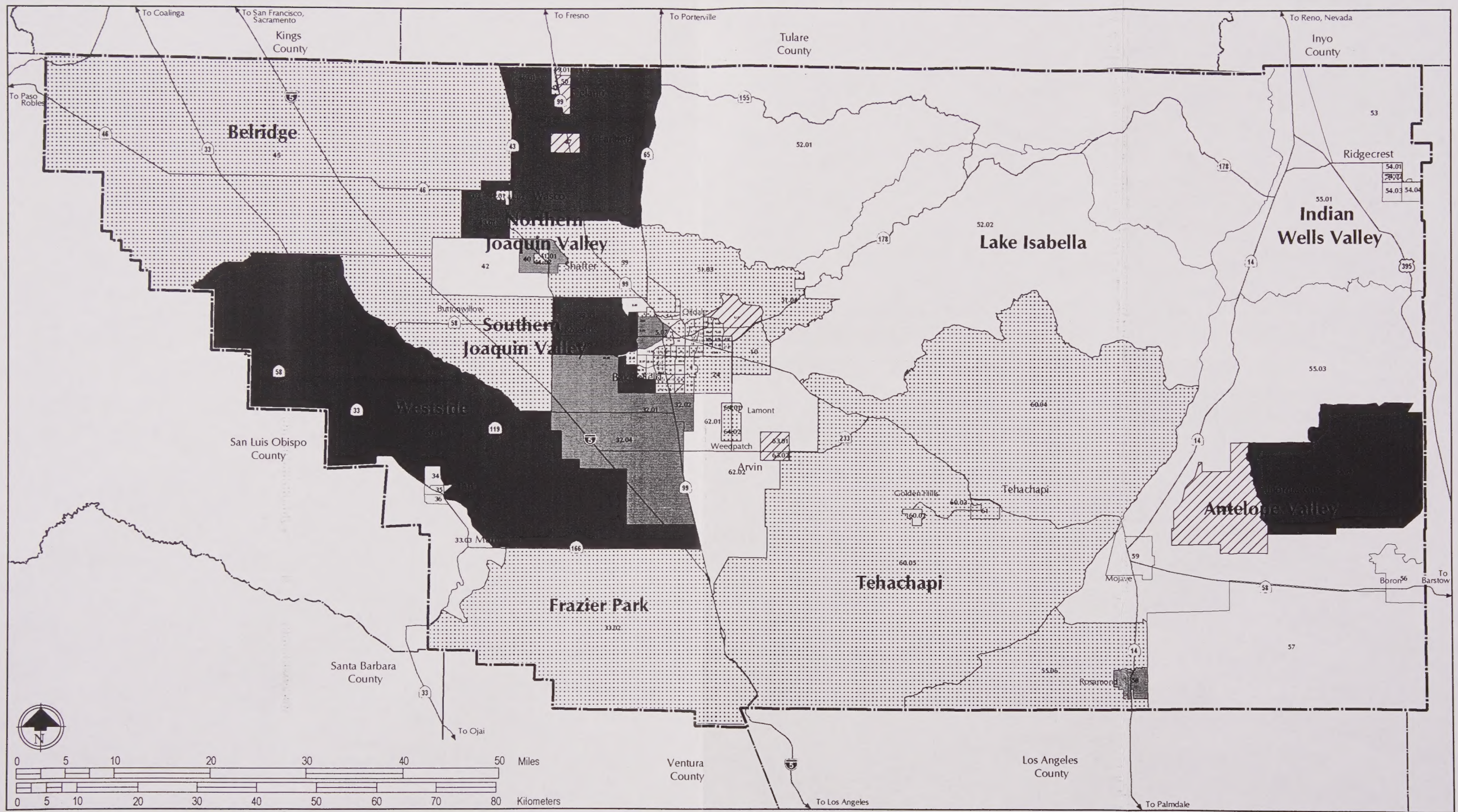
A majority of the population of the unincorporated County is located in the Southern San Joaquin Valley subarea, near the City of Bakersfield. Among the subareas, there was wide variation in population trends from 1990 to 2000. The unincorporated areas of Antelope Valley, Belridge, and Westside experienced population growth of more than 10 percent, while the Indian Wells Valley, Northern San Joaquin Valley, and Tehachapi subareas actually lost population in the unincorporated areas. Lake Isabella remained relatively stable during the decade.

The 1990-2000 population change by census tract is shown in Figure 2. As shown in the figure, the greatest change in population among unincorporated areas occurred in the Westside and Northern San Joaquin Valley subareas. Growth within the Southern San Joaquin Valley and Antelope Valley subareas was generally within incorporated cities. The slowest growing portions of the County are the Lake Isabella and Indian Wells Valley subareas, located in the northeast County.

Table 1
Population Trends

Subarea	1990	2000	Numeric Change	Percent Change
Antelope Valley	26,921	29,619	2,698	10.0%
Belridge	2,905	3,418	513	17.7%
Frazier Park	6,548	7,051	503	7.7%
Indian Wells Valley	8,368	6,683	(1,685)	-20.1%
Lake Isabella	15,633	15,561	(72)	-0.5%
Northern San Joaquin Valley	10,980	9,701	(1,279)	-11.6%
Southern San Joaquin Valley	159,598	165,100	5,502	3.4%
Tehachapi	20,111	17,458	(2,653)	-13.2%
Westside	12,346	13,931	1,585	12.8%
Total Unincorporated	263,410	268,522	5,112	1.9%
Total County	543,477	661,645	118,168	22.0%

Sources: 1990, 2000 Census.



Sources: U.S. Census Bureau, Census 2000

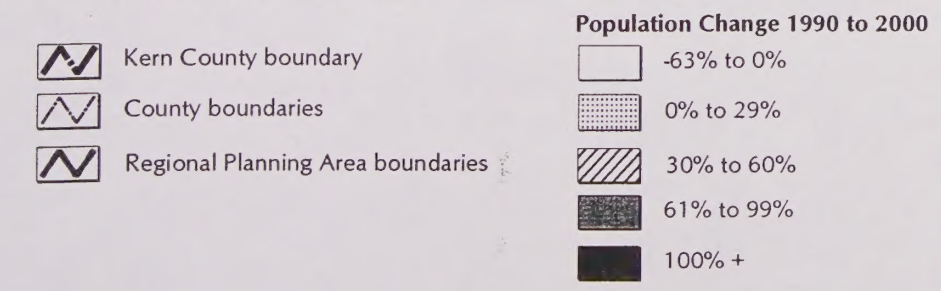
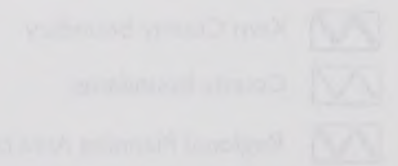


Figure 2
**Population Change 1990-2000
 by Census Tracts**



Population Density in 1990



2. Age Characteristics

A community's current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family type and size, incomes, and housing preferences. As people move through each stage of life, housing needs and preferences change. Consequently, evaluating the age characteristics of a community is important in determining the housing needs of residents.

Table 2 provides the age characteristics of residents in the unincorporated areas in 1990 and 2000. As the table shows, the age profile has changed only slightly from 1990 to 2000. The largest age group in the County is children age 5-14, representing 18 percent of the population. The most notable change between 1990 and 2000 is the share of residents age 25-34 decreasing from 18 percent in 1990 to 13 percent in 2000, reflecting a lack of major employment opportunities to attract and maintain this young working age population. In addition, the share of residents age 45-54 increased by 3 percentage points during the decade, from 9 percent to 12 percent. The high percentage of children indicates a large number of families and the need for large housing units.

The age breakdown of the unincorporated areas is similar to breakdown for the entire County. The unincorporated areas had a slightly higher percentage of seniors (age 65+), while the County had a slightly higher percentage of persons age 25-34 and 35-44.

Table 2
Age Characteristics

Age Group	1990		2000	
	Persons	Percent	Persons	Percent
<5	24,435	9%	21,814	8%
5-14	46,107	18%	49,274	18%
15-24	36,340	14%	39,886	15%
25-34	46,975	18%	34,081	13%
35-44	37,089	14%	41,568	15%
45-54	24,249	9%	31,778	12%
55-64	20,865	8%	21,616	8%
65+	27,350	10%	28,505	11%
Total	263,410	100%	268,522	100%

Source: 1990 & 2000 Census

3. Race and Ethnicity

The Kern County unincorporated areas have undergone notable changes in racial/ethnic composition since 1990. These changes may have implications for housing needs to the extent that different groups typically have different household characteristics, income levels, and cultural

background that may affect their need and preferences for housing. Recent studies have also suggested that different race/ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden.³ According to these studies, the perceptions regarding housing density and overcrowding, as well as cultural practices of living with extended families tend to vary among different racial/ethnic groups.

As of 2000, White residents remained the largest race/ethnic group in the unincorporated County areas, though the share of White population declined from 66 percent to 57 percent during the 1990s. In contrast, the Countywide proportion of White residents decreased from 63 percent to 49 percent. Hispanic residents in the unincorporated County increased from 28 percent to 36 percent, although still slightly below the 38 percent of Hispanics Countywide in 2000. Asian residents increased in number, but their share of the population remained essentially the same. Fewer Black residents lived in the unincorporated areas in 2000 than in 1990. The percentage of Other residents increased between 1990 and 2000. This is due in large part to the inclusion of persons of two or more races in the Other category, as the 2000 Census marked the first time that residents were allowed to declare more than one race on the Census form.

Table 3
Race and Ethnicity
Unincorporated Areas

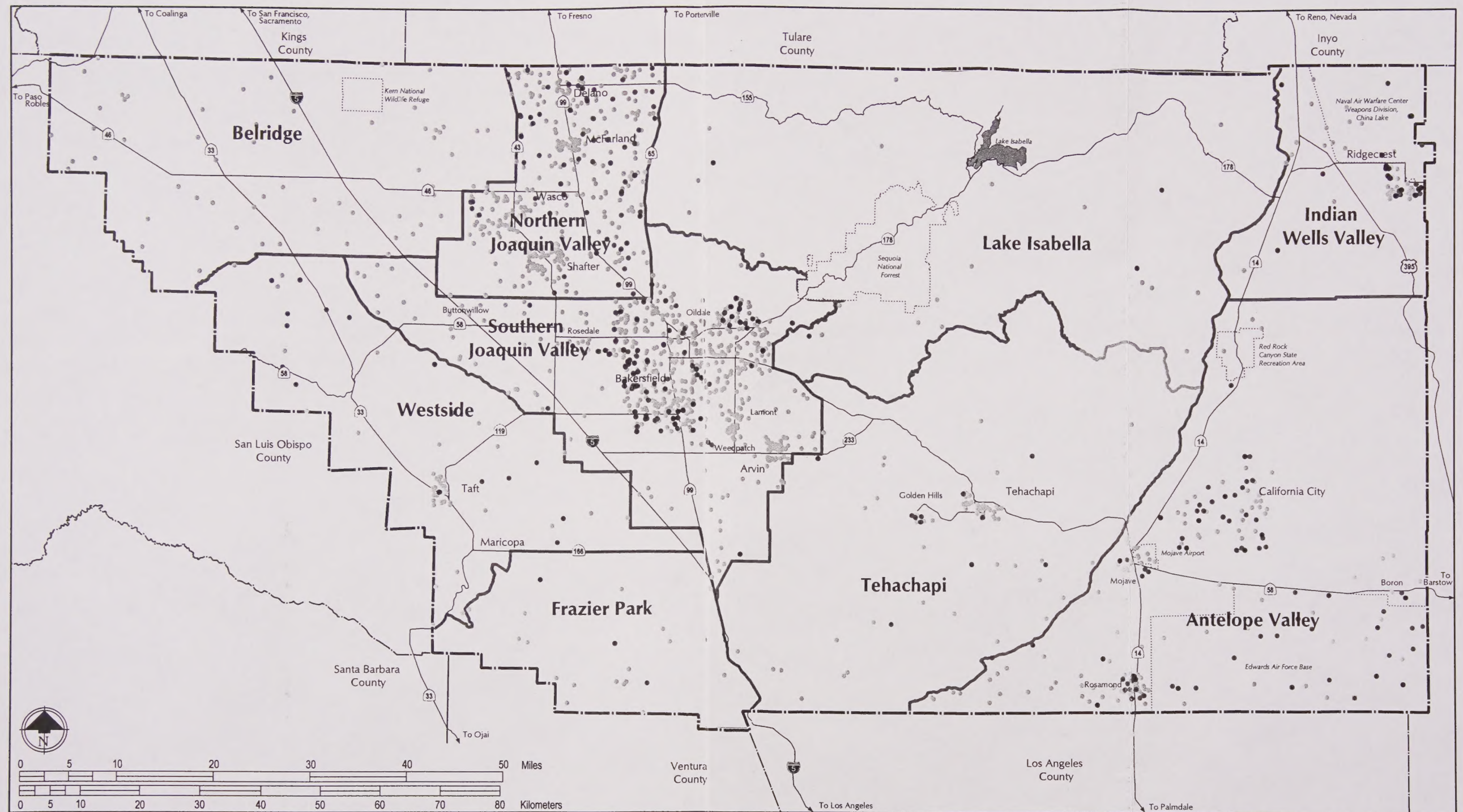
Race/Ethnicity	1990		2000	
	Persons	Percent	Persons	Percent
White	173,894	66%	152,156	57%
Hispanic	72,653	28%	95,847	36%
Asian	2,953	1%	3,596	1%
Black	9,922	4%	7,752	3%
All Other	3,988	2%	9,171*	3%*
Total	263,410	100%	268,522	100%

Source: 1990, 2000 Census.

*Other includes 2 or more races in the 2000 Census data.

The race and ethnic composition of unincorporated areas varies by subarea. As shown in Figure 3, Hispanic residents are located throughout the County, though concentrated more heavily in the Northern San Joaquin Valley and Southern San Joaquin Valley subareas. Asian residents are concentrated in the Southern San Joaquin Valley near Bakersfield, with some smaller concentrations in the Antelope Valley. Black residents are generally concentrated in the Southern San Joaquin Valley subarea near the City of Bakersfield.

³ Studies include the following: “The Determinants of Household Overcrowding and the Role of Immigration in Southern California” by S.Y. Choi (1993); “The Changing Problem of Overcrowding” by D. Myers, William Baer, and S.Y. Choi (1996); and “Immigration Cohorts and Residential Overcrowding in Southern California” by D. Myers and S.W. Lee (1996).



Sources: U.S. Census Bureau, Census 2000

-  Kern County boundary
-  County boundaries
-  Regional Planning Area boundaries

- 1 Dot = 50 Hispanic Persons
- 1 Dot = 50 Black Persons
- 1 Dot = 50 Asian Persons

The dots on this map are randomly distributed within each Census Tract (2000) and do not represent exact locations of these persons.



Figure 3
Race/Ethnic Concentrations (2000)



- 1:500,000 - National Map
 - 1:250,000 - State Map
 - 1:125,000 - County Map
- The map is a reproduction of the original map and is not a substitute for the original map.

 National Map Accuracy Council
 National Map Accuracy Council
 National Map Accuracy Council

4. Employment

Employment has an important impact on housing needs. Different jobs and income levels determine the type and size of housing a household can afford. Employment growth in the region also typically results in an increase in housing demand.

Table 4 shows the types of occupations held by residents in unincorporated areas and the County as a whole. As of 1990, the two largest occupational categories were technical/sales/administrative support and managerial/professional. These categories accounted for 27% and 18% of employed residents in the County's unincorporated areas, respectively. Managerial/professional occupations command higher salaries, translating into higher incomes for the residents engaged in these activities.

The distribution of occupations in the unincorporated County areas differed slightly from that of the County. The largest difference was a 5-percentage point difference in Managerial and Professional Occupations, with the County having 23 percent and the unincorporated areas 18 percent. The unincorporated areas also had a higher percentage of workers employed in Precision Production, Craft, and Repair occupations, with 16 percent. All other occupations had a difference of 2 percentage points or less between the unincorporated areas and the total County.

Table 4
Employment Profile

Occupations of Residents	Unincorporated County*		Total County	
	Persons	Percent	Persons	Percent
Technical/Sales/ Admin. Support	26,097	27%	62,557	29%
Managerial/Professional	17,681	18%	48,727	23%
Service Occupations	13,832	14%	28,449	13%
Precision Production, Craft, and Repair	15,499	16%	28,635	13%
Operators, Fabricators, and Laborers	14,460	15%	28,548	13%
Farming, Forestry, Fishing	8,730	9%	18,112	8%
Total	96,299	100%	215,028	100%

Source: 1990 Census (2000 Census data not available).

Major industries in the County include oil extraction, agriculture, and mineral extraction. These uses are found in nearly all areas of the County. Several other industry types are concentrated within subareas: government and service employment is generally located in the Southern San Joaquin Valley; tourism employment is located in the Lake Isabella subarea; and military employment is concentrated in the Antelope Valley and Indian Wells Valley subareas.

The California Employment Development Department estimated that 291,000 persons were in the labor force in the entire Kern County area in 20001, with an unemployment rate of 11 percent. This represents a much higher unemployment rate than the 5 percent statewide rate.

**Table 5
Primary Employers in Kern County**

Employer	Primary Location in County	Type of Business
Aera Energy LLC	Bakersfield	Crude Petroleum & Natural Gas
Bakersfield College	Bakersfield	Educational
Bakersfield Memorial Hospital	Bakersfield	Hospital
Bear Creek Production Co.	Wasco	Manufacturing
Benjamin Picar Farm Labor	Delano	Personnel Supply Services
Edwards Air Force Base	Edwards	Military
Giumarra Vineyards Corp.	Edison	Beverages
Kern County	Bakersfield	Government
Kern Medical Center	Bakersfield	Hospital
Mercy Healthcare-Bakersfield	Bakersfield	Hospital
Nalbandian Sales, Inc.	Lamont	Groceries
Naval Air Warfare Center	Ridgecrest	Military
San Joaquin Community Hospital	Bakersfield	Hospital
State Farm Insurance	Bakersfield	Insurance
William Bolthouse Farms, Inc.	Bakersfield	Farming

Source: California Employment Development Department, January 2002.

B. Household Characteristics

Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

1. Household Type

The Census defines a “household” as any group of people occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community.

Table 6
Household Characteristics

Household Type	Unincorporated County		Total County	
	Number	Percent	Number	Percent
Families	65,378	75%	156,401	75%
Single Persons	17,521	20%	42,379	20%
Other	3,990	5%	9,872	5%
Total	86,889	100%	208,652	100%

Source: 2000 Census

According to the 2000 Census, 86,889 households lived in the unincorporated areas of Kern County. As shown in Table 6, three-quarters of all households are families, while 20 percent are single persons, and 5 percent are "Other" households including unrelated persons living together. The distribution of household type is identical in the unincorporated County and the County total. In comparison to 1990, the distribution of household type in the County has remained essentially the same.

Housing need generally varies by household type. Families typically occupy single-family homes. In Kern County, a majority of the housing stock is single family homes (66 percent in the unincorporated areas). However, some families are unable to purchase a home, and may reside in more affordable mobile homes, which compromise another 21 percent of the housing stock. Single person households, typified by elderly seniors or young single adults, tend to reside in apartment units, mobile homes, or smaller single family homes.

2. Household Income

Income is the most important factor affecting the housing opportunities available to a household, determining the ability to balance housing costs with other basic necessities of life. On the one hand, housing choices, such as tenure (owning versus renting) and location of residence are very much income-dependent. On the other hand, household size and type often affect the proportion of income that can be spent on housing.

As the 2000 Census income figures have yet to be released, 1990 Census data are used for this analysis. In analyzing income, the State defines four income groups, based on the percentage of Median Family Income (MFI):

- Very Low Income: less than 50% of the County MFI
- Low Income: 50-80% of the County MFI
- Moderate Income: 80-120% of the County MFI
- Above Moderate Income: greater than 120% of the County MFI

As shown in Table 7, more than half of all households in the unincorporated areas earn very low incomes, with another 20 percent earning low incomes. In contrast, 47 percent of households are very low income and 20 percent are low income Countywide.

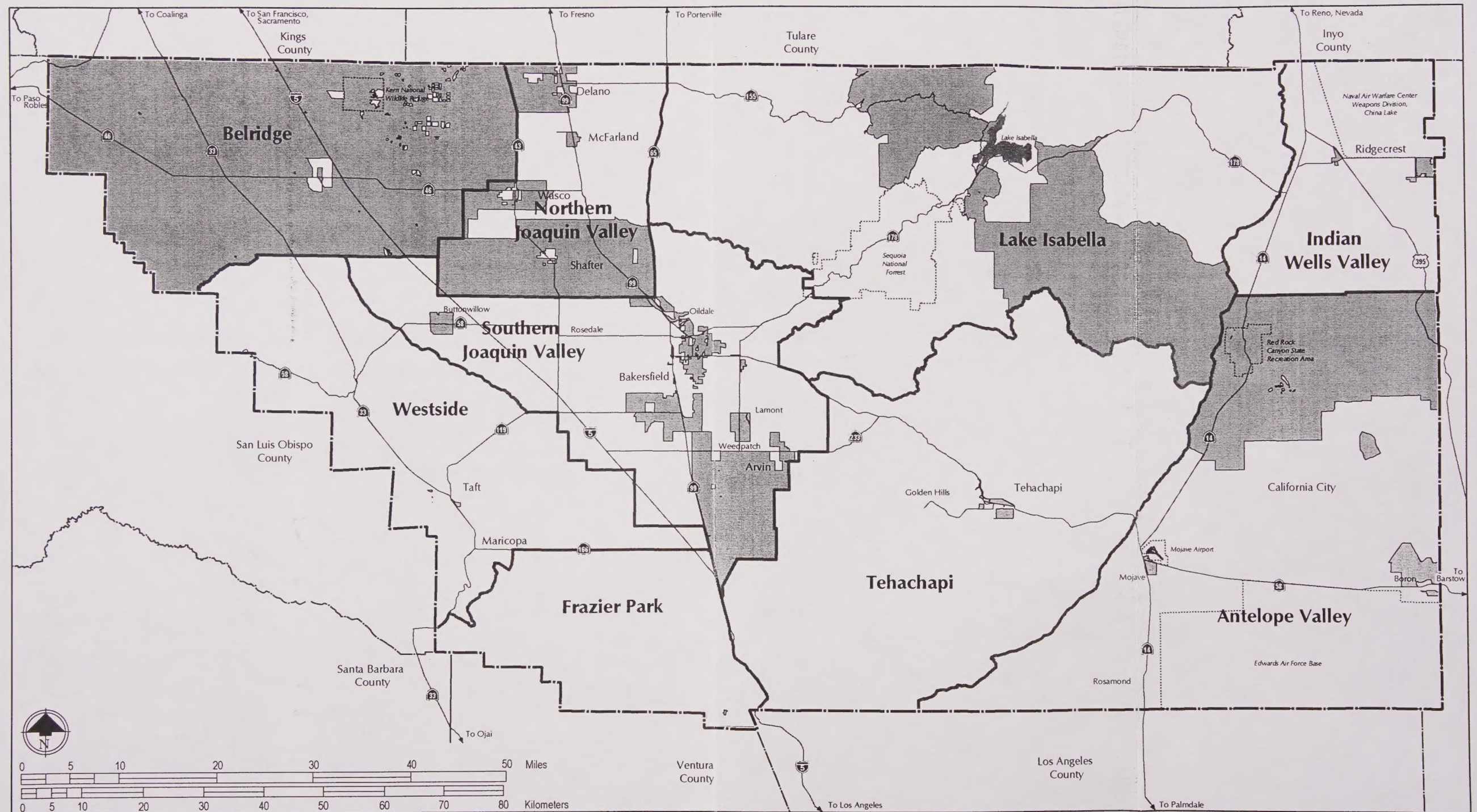
The Department of Housing and Urban Development (HUD) estimates that the median income in Kern County is \$40,300 as of 2001. This income level is low relative to the surrounding counties. Of the surrounding counties, Kings County and Tulare County had lower median income than Kern County, while Inyo, Los Angeles, Santa Barbara, San Luis Obispo, and Ventura County all had higher median income.

Within the County income varies by subarea. Figure 4 illustrates the low and moderate-income areas of the County, as defined by HUD. As the figure shows, several low and moderate-income areas are located in the County. Virtually the entire Belridge subarea is a low and moderate-income area, while the Northern San Joaquin Valley, Southern San Joaquin Valley, Lake Isabella, and Antelope Valley all have substantial concentration of low and moderate-income households.

Table 7
Household Income Distribution

Income Group	Percent of County MFI	Number	Percent of Total
Very Low	0 - 50%	44,490	51.2%
Low	51 - 80%	17,521	20.2%
Moderate	81 - 120%	15,291	17.6%
Above Moderate	120%+	9,587	11.0%
Total		86,889	100%

Source: 1990 Census, Cotton/Bridges/Associates



Source: 1990 U.S. Census STF1-A

Base Map Information

-  1990 Census Tracts
-  10.00 1990 Census Tract numbers
-  Kern County boundary
-  County boundaries
-  Regional Planning Area boundaries

 Low and Moderate Income Areas

Greater than 51% Low and Moderate Income Population earning less than 80% County Median Family Income.

Consistent with Federal HUD definition of Low and Moderate Income.



Figure 4

Low and Moderate Income Areas (1990)



- Legend**
- Interstate Highway
 - U.S. Highway
 - State Road
 - County Boundary
 - Water Body
 - Political Boundary
- Scale**
- 0 10 20 30 40 50 Miles
- 0 10 20 30 40 50 Kilometers

3. Special Needs Groups

Certain groups have greater difficulty in finding decent, affordable housing due to special needs and/or circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics, among others. Consequently, certain segments of residents in Kern County may experience a higher prevalence of lower income, housing cost burden, overcrowding, or other housing problems.

"Special needs" groups include the following: senior households, persons with physical and mental disabilities, large households, single-parent households (female-headed households with children in particular), homeless persons, and agricultural workers. This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Determining the housing issues of special needs groups is easier than defining the magnitude. Because detailed data from the 2000 Census is not available for some groups, the 1990 Census is used to estimate the size of those particular groups. However, recent information from service providers and government agencies is used to supplement the 1990 data. Table 8 summarizes the special needs groups residing in unincorporated areas of the County.

Table 8
Special Needs Groups
Unincorporated Area

Special Needs Groups	Persons	Households	% of Unincorporated County
Senior Households (65 years and older)		18,528	21%
Owners		15,615	18%
Renters		2,913	3%
Persons with Disabilities (16 years and older)	30,925		17%
Work Disability only	18,331		10%
Mobility/Self-Care Limitation only	3,626		2%
Work Disability & Mobility/Self-Care Limitation	8,968		5%
Female-headed households with Children		7,519	9%
Large Households		16,099	19%
Owners		9,161	11%
Renters		6,938	8%
Agricultural Workers	47,550*		--
Homeless Persons	616*		--

Source: 1990 and 2000 U.S. Census, 2002 Kern County Homeless Continuum of Care

* Estimated

Senior Households

Senior households have special housing needs primarily due to three major concerns –physical disabilities/limitations, income, and health care costs. According to the 2000 Census, 21 percent (18,528) of households in the unincorporated areas of Kern County were headed by seniors. Countywide, 19 percent of households were senior-headed. Figure 5 illustrates the geographic locations of seniors in the unincorporated areas. As shown in the figure, the Lake Isabella subarea had the highest concentration of elderly households. Frazier Park, Tehachapi, Indian Wells Valley, and Antelope Valley all had concentrations above the County average, with portions of the Northern San Joaquin Valley also having a concentration above the County average. All other subareas had concentrations of elderly households at or below the County average.

Over 85 percent of elderly households (15,615) in the unincorporated areas were homeowners in 2000. Because of physical and/or other limitations, senior homeowners may have difficulty in carrying out regular home maintenance or repair activities. Elderly women are especially likely to be in need of assistance due to their physical and/or other limitations.

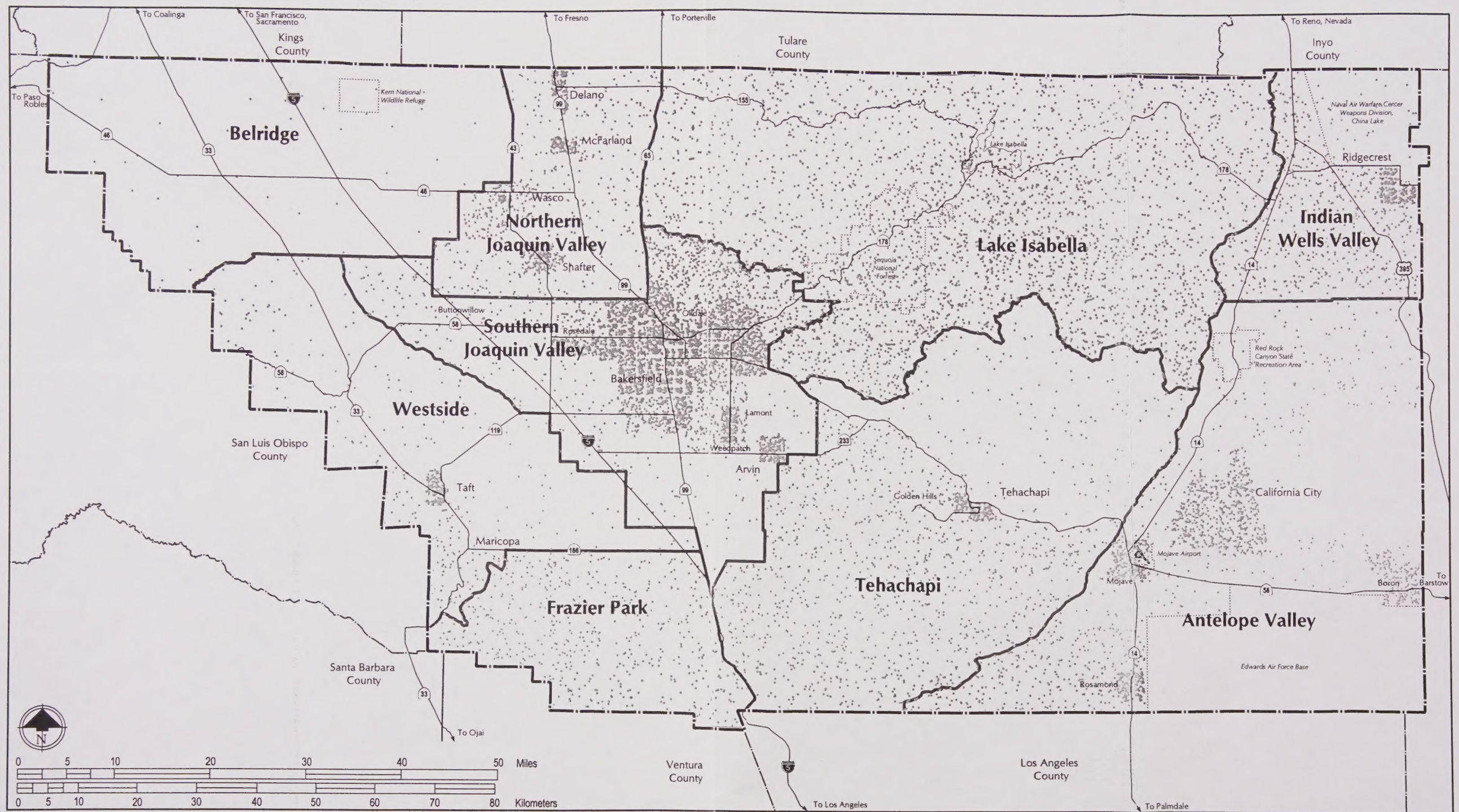
Various programs can address the special needs of seniors, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives. Senior housing with supportive services can be provided for those who require assistance with daily living.

The County Home Access Grant Program provides funds for access improvements to housing units, including installation of ramps, grab bars in the tub, and doorway widening. In addition, 424 units of assisted senior housing are located in the unincorporated areas. Additional housing assistance is available through the Housing Authority of the County of Kern (HACK), which provides rental assistance and maintains public housing units. Among the preferences HACK uses in allocating Section 8 certificates is whether the applicant is a senior or has a disability. However, rental assistance is difficult to obtain, as the number of certificates not enough to meet the need. As of 2001, 69 elderly households are on the waiting list for Section 8 rental assistance.

In Kern County, the Department of Aging and Adult Services, Office on Aging oversees service to seniors. The Office on Aging provides several programs, ranging from referral services to grants for home access improvements.

The Senior Citizens Information and Referral Service provides seniors with information on available services in the County, including Social Security, Medicare, Medi-Cal, nutrition sites, discount cards, and transportation information, among other things. In addition, seniors are provided with forms and assistance with applying for the various programs.

The Office on Aging also operates 27 senior nutrition sites at senior and community centers throughout the County. Home delivered meals are also available upon request. Golden Empire Gleaners operates the Senior Sack Program at 20 sites throughout the County. The program provides two sacks of groceries twice a month to 200 low-income seniors at each site.



Sources: U.S. Census Bureau, Census 2000

-  Kern County boundary
-  County boundaries
-  Regional Planning Area boundaries

• 1 Dot = 1 Elderly Headed Household

The dots on this map are randomly distributed within each Census Tract (2000) and do not represent exact locations of these persons.

The percent of elderly headed households Countywide is 18.7%. Elderly is defined as age 65 years and older.



Figure 5
**Concentration of Elderly
Households (2000)**



Figure 1. Map of the study area.

The study area is located in the southeastern United States, covering parts of Alabama, Georgia, and Florida. The map shows the boundaries of the counties included in the study. The scale bar indicates distances in miles and kilometers. The north arrow points towards the top of the map.

- Legend
- County boundaries
- County names
- Scale bar
- North arrow

Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to potentially limited earning capacity; the lack of accessible and affordable housing; and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

The 1990 Census defines three types of disabilities: work, mobility, and self-care limitations. Disabilities are defined as mental, physical or health conditions that last over six months. The Census tracks the following disabilities:

- ✓ **Work disability** - Refers to a condition lasting more than six months that restricts a person's choice of work and prevents that person from working full-time.
- ✓ **Mobility limitation** - Refers to a physical or mental condition lasting more than six months that makes it difficult for a person to go outside the home alone.
- ✓ **Self-care limitation** - Refers to a physical or mental condition lasting more than six months that makes it difficult to take care of one's personal needs.

According to the 1990 Census, a total of 30,925 persons with disability resided in the unincorporated County areas, representing approximately 17 percent of the population 16 years of age or older. About 60 percent of these residents face work disability, 12 percent have mobility/self-care limitations, and the remaining 28 percent have both work disabilities and mobility/self-care limitations.

The living arrangement of disabled persons depends on the severity of the disability. Many live at home independently or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions among others. Services are typically provided by both public and private agencies.

For persons with mental illness, the Mental Health Services Department provides a full range of services throughout the County. Services include initial assessment, crisis services, ongoing case coordination, case management, and counseling services, among others. Hospitalization and inpatient treatment and placement programs may be contracted for the Department with private providers.

Board and care homes provide a suitable living environment for many persons with mental illness. Currently, 35 board and care homes are located in the County with a combined total of more than 400 beds. In addition, there are 23 room and board facilities with 146 total beds. These facilities provide a place to live, but no supervision. In addition, 19 senior board and care

facilities are located in the County. The senior board and care facilities will accept mental health clients on a limited basis.

Several County programs assist persons with physical disabilities. The Community Development Program Department operates the Home Access Program, providing grants for home accessibility improvements. In addition, the Housing Authority of the County of Kern has made 5 percent of the affordable public housing stock accessible to persons with physical disabilities (45 units), and 2 percent of units adaptable to the sensory impaired (18 units).

For persons with developmental disabilities, the Kern Regional Center provides diagnostic, assessment, placement, and case management services. In addition, the Kern Regional Center contracts with a wide range of service providers for structured day programming, employment help, residential facilities, placement, evaluation, equipment, and other necessities. Some clients reside in group home settings with three to five other clients. Service provided are aimed at making their lives as independent as possible.

Recently, the County has completed the Magnolia Tree Apartments, a 25-unit complex for low income, two-person households, one of whom has a mental illness.

The National Association for People with Disabilities (NAPD) is one local service provider for persons with a disability. NAPD operates activity centers in Bakersfield with day programs and specific services oriented to the needs of their clients.

Haven Counseling Center provides a group home for people who are severely handicapped and need 24-hour supervision and care. They also have 9 apartment units for persons with a developmental disability who can live independently.

Desert Area Resources and Training (DART) provides services to persons with a developmental disability, serving the communities of the High Desert, Ridgecrest, Inyokern, Trona, Mojave, California City, Boron, Lone Pine, and Bishop. DART provides employment services, supportive living services, community integration services, early childhood services, recreational services, and information and referral services.

Female-Headed Households

Because of their relatively lower incomes and higher living expenses, female-headed households are more likely to have difficulty finding affordable, decent, and safe housing. These households often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care/childcare, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, and often on limited incomes.

An estimated 7,519 female-headed households with children lived in the unincorporated areas of the County in 2000, representing 9 percent of all households. Countywide, there were 20,161 female-headed households with children, comprising 10 percent of all households in the County.

The 1990 Census documents a poverty rate of nearly 65 percent among this group in the unincorporated County.

Among female-headed households with children, battered women and children are especially in need. Kern County currently has two facilities for battered women and children. The Alliance Against Family Violence and Sexual Assault provides a 30-day emergency shelter for approximately 36 battered women and children. Case management, meals, and clothing are also provided. In addition, the High Desert Women's center in Ridgecrest provides space for 10 battered women.

Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group, because of the often limited supply of adequately sized, affordable housing units in a community. In order to save for other basic necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. An estimated 16,099 large households resided in the County unincorporated areas in 2000; 60 percent were owner households and 40 percent were renter households. Housing overpayment and overcrowding particularly impacts large renter households. More than one-third of large renter households suffer from overpayment and 63 percent suffer from overcrowding. Among large renter households with low income (less than 80% of MFI), 63 percent suffer from overpayment and more than three-quarters suffer from overcrowding.

The housing needs of large households are typically met through larger units. As of 1990, the unincorporated areas in the County had 47,069 large units (with three or more bedrooms) that could accommodate large households. However, lower-income renter households may not be able to afford the larger units. Therefore, overcrowding is more prevalent among large renter households. Figure 6 shows the geographic concentration of large renter households in the unincorporated areas. As the figure illustrates, large households are concentrated primarily in the western portion of the County, particularly the Belridge subarea. The Northern San Joaquin Valley and Southern San Joaquin Valley also have relatively high concentrations of large households. In addition, the areas surrounding the two military bases in the County had relatively high concentration of large households.

To address overcrowding, communities can provide incentives to facilitate the development of affordable apartments with three or more bedrooms to meet the needs of large households. Oftentimes, the shortage of large rental units can be alleviated through the provision of affordable ownership housing opportunities, such as homeownership assistance and self-help housing (through Habitat for Humanity and other similar organizations). In addition, Section 8 rental assistance provided by the Housing Authority of the County of Kern (HACK) can enable large families to rent units they otherwise cannot afford. HACK currently manages 563 public housing units for families in the County, including 308 units with three or more bedrooms.

The County has also contributed CDBG and HOME funds to assist in the development of housing for large families. The Aldea Park Project, which received CDBG and HOME assistance from the County, contains 32 units for large family households, while 32 of 64 units in the

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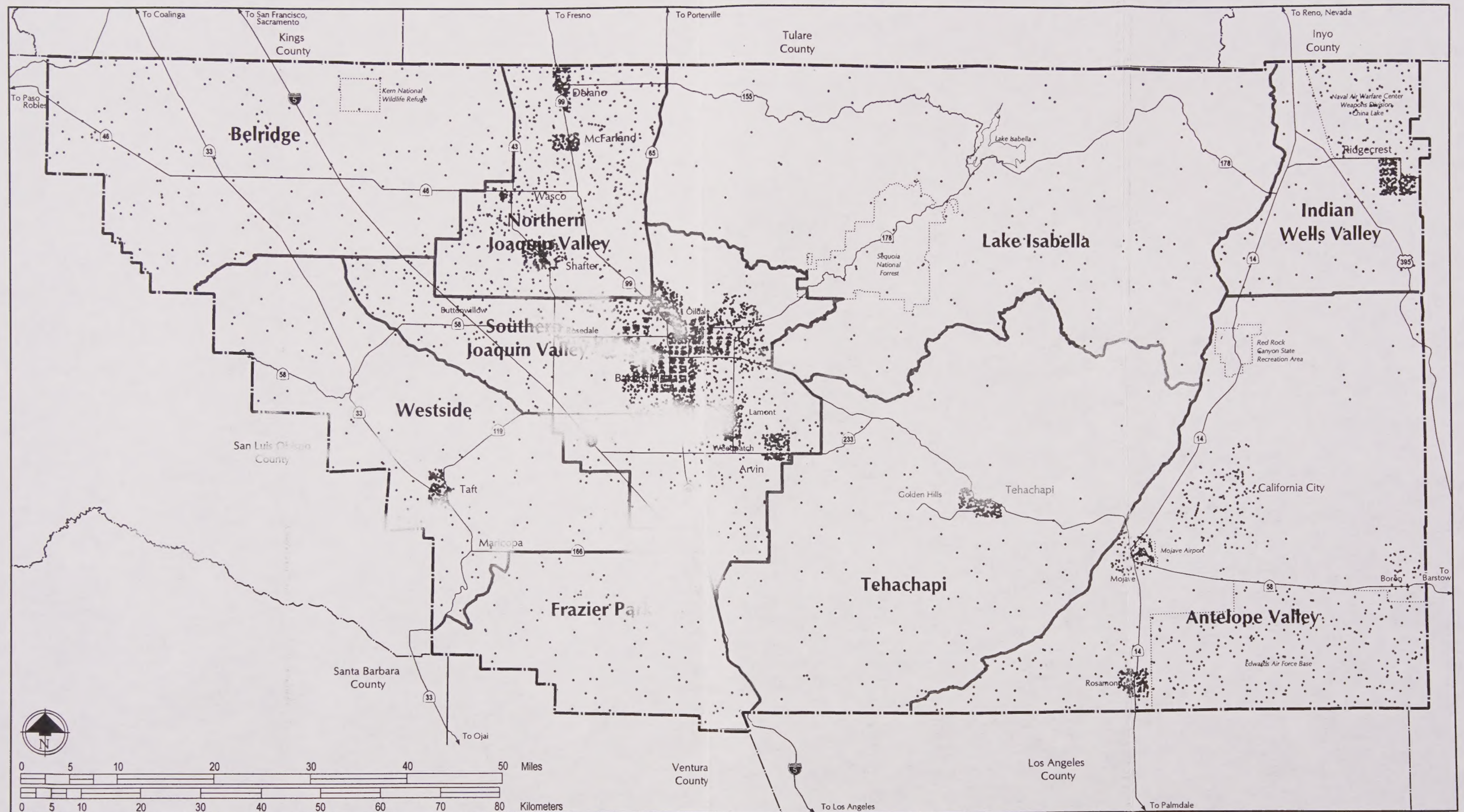
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Sources: U.S. Census Bureau, Census 2000

-  Kern County boundary
-  County boundaries
-  Regional Planning Area boundaries

- 1 Dot = 1 Large Renter Household

The dots on this map are randomly distributed within each Census Tract (2000) and do not represent exact locations of these persons.

The percent of large renter households Countywide is 7.5%. Large households are defined as those consisting of five or more members.



Figure 6

Concentration of Large Renter Households (2000)

Vineyard Family Apartments are dedicated to large families. Overall an estimated 280 assisted units with three or more bedrooms exist in the County.

Agricultural Workers

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is problematic. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field).

According to the 1990 census, there were 18,112 Kern County residents employed in farming, forestry, or fishing occupations. The California Employment Development Department (EDD) maintains annual statistics on the number of agricultural jobs reported by employers throughout the County by Standard Industrial Classification (SIC) code. In calendar year 2000, 994 agricultural establishments were recorded in Kern County (exclusive of veterinary and landscape services), supporting a monthly average of 47,550 agricultural workers. The average deviation in monthly employment from the monthly average employment was measured at 8,700 workers, indicating the high variability in employment throughout the year, and the seasonal nature of many of the area's crops.

Historically, many migrant agricultural workers resided in farm labor camps throughout the County. However, similar to areas throughout the State, many farm operators have shifted away from hiring their own workers, and instead use farm labor contractors to provide needed agricultural labor, particularly for migrant or seasonal labor. The farm operators are thus not directly involved with employing their workforce, and have also removed themselves from providing housing for the workers, which is typically economically unfavorable. This trend is borne out by a significant decline in privately owned farm labor camps in Kern County, decreasing from 71 camps in 1986, to 33 camps in 1993, and 18 camps in 2002. Table 9 identifies the remaining 18 camps, 12 of which are year round camps and 6 which are seasonal, and provide housing for 469 employees. Discussion with the County Environmental Health Services Department responsible for monitoring these privately owned camps indicates the demand for seasonal housing has also decreased as fewer seasonal crops are being produced, such as lettuce, and that most agricultural workers in the County are full-time residents.

Table 9
Privately Owned Farm Employee Housing Facilities

Name	Number of Employees	Months Occupied per Year
Bonanza Farms	16	12
Wheeler Highway 99	9	12
Wheeler Adobe	7	12
Paramount 27	5	12
Paramount Belridge	28	12
Opal Frye	15	12
Westfarmers	8	12
Cauzza	7	12
Jimmie Icardo	7	12
GVC 37	72	7-10
GVC 23B	120	7-10
GVC 10A	11	7-10
GVC 10B	90	7-10
Kovacevich Clark	15	6-8
Kovacevich Hildebrand	45	6-8
Spring Farms	6	12
Belridge Drilling	8	12
San Emigdio	5	12
Total	469	

In addition to privately owned farm labor housing, Kern County Housing Authority operates and owns farmworker housing in the San Joaquin Valley areas of the County. The Housing Authority operates both year round and seasonal housing, as presented in Table 10

Table 10
Publicly Owned Farmworker Housing

Name	Location	Number of Units
<i>Year Round Housing</i>		
International Village	Delano	54
USDA Shafter	Shafter	100
Sun Garden Village	Arvin	50
H.R. Olson Homes	Lamont	50
Ruben J. Blunt	Lamont	27
<i>Seasonal Housing</i>		
North Shafter Village	Shafter	80
Sunset Farm Labor Center	Lamont	130

Source: Kern County Regional Housing Allocation Plan, May 2001

The special housing needs of agriculture workers arise from three main factors:

- ✓ **Limited Income** - Farmworkers typically earn very low incomes. According to the Employment Development Department, the average annual pay for agriculture workers in Kern County was \$16,220 in 2000. These wages do represent a 20% increase from 1997 when agricultural wages averaged \$13,414.
- ✓ **Overcrowding** - Because of their very low incomes, farmworkers have limited housing options and frequently live in overcrowded conditions to afford rents. A Statewide survey indicates that overcrowding is prevalent and a significant housing problem among farmworkers (*The Parlier Survey*, California Institute for Rural Studies, 1997).
- ✓ **Substandard Housing Conditions** - The County receives ongoing complaints about farmworkers living in overcrowded trailers, garages, converted animal barns and storage sheds, and of people living in self-constructed barracks. During peak harvest season, there is a particular shortage of suitable housing, with some workers and their families forced to sleep in fields, orchards or in their vehicles.

For the majority of agricultural workers in the County who are full-time residents, their housing needs are best met through the provision of permanent affordable housing. The County is actively involved in provision of permanent housing suitable for farmworkers, and has over 1,000 affordable rental units and 950 ownership units assisted through Rural Development (formerly Farmer's Home), as well as several self-help housing developments targeted to farmworkers. The County has established the provision of larger units (3+

bedrooms) as a high priority to address the needs of farmworkers, and continues to provide funding support for affordable projects for large families. In terms of housing for migrant farmworkers, the County's zoning regulations facilitate the provision of such housing by permitting temporary (less than 120 days per year) farmworker housing in the Exclusive Agriculture District, and permanent farmworker housing along with other residential types in the Limited Agriculture District.

Homeless Persons

The 1990 Census documented no homeless persons in the unincorporated areas of Kern County and 440 in the cities within the County. However, the methodology used in the 1990 Census to count the number of homeless is widely acknowledged as ineffective, thereby resulting in substantial undercounting of the homeless population in many communities.

The Kern County Consolidated Plan indicates that the homeless population in the unincorporated areas includes a large number of migrant farm worker individuals and families who have inadequate or temporary housing while working in the County. Aside from the migrant farm workers, the homeless population is concentrated within metropolitan Bakersfield, particularly along the Kern River. The 2002 Kern County Continuum of care estimates a homeless population of 770 in the rural areas of Kern County, with 80 percent (616 persons) located in unincorporated areas.

In 1999, the Kern County Homeless Collaborative was formed, to combat the problem of homelessness. Under the Collaborative, interested parties can work on one of eight committees to contribute to alleviating homelessness. The committees include needs assessment, resource assessment, evaluation, service integration, sustainability and development, advocacy/public relations, rural issues, and continuum of care. The chairs of each committee meet as a steering committee to exchange information and set direction for the collaborative, while the collaborative meets quarterly.

Three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing. These types of facilities are defined below:

- ✓ **Emergency Shelter** - A facility that provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to three months.

The major providers of emergency shelter in the County are the Bakersfield Homeless Center and the Bakersfield Rescue Mission. The Bakersfield Homeless Center has capacity of 110 beds for men, 9 beds for women, 27 beds for families, and an additional 25 beds for men or women depending on the need. The Bakersfield Rescue Mission has space for approximately 40 women and children, and 80 men. The Mission has capacity for 138 persons per meal, and serves two meals per day.

The Alliance Against Family Violence and Sexual Assault provides a 30-day emergency shelter for approximately 36 battered women and children. Case management, meals, and clothing are also provided. In addition, the High Desert Women's center in Ridgecrest provides space for 10 battered women.

- ✓ **Transitional Housing** - A residence that provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Services may include substance abuse treatment, mental and physical health care interventions, job training and employment services, individual and group counseling and life skills training.

Currently, HACK operates the only stand-alone transitional housing facility in Kern County, which consists of a small program of seven units in the unincorporated area near Bakersfield. Other services exist throughout the County to assist individuals and families with making the transition from emergency shelter to permanent housing.

Bethany Services' Transitional Services Center provides support services for residents of supportive housing and homeless persons not in supportive housing.

Recreation Community Project, Inc. (RCPI) provides transitional housing and support services targeted toward adult men and women with dependent children in inner-city neighborhoods. In addition, some substance abuse programs offer limited transitional housing services in addition to treatment.

- ✓ **Permanent Housing** - Permanent housing that is affordable in the community or service-enriched permanent housing that is linked with on-going supportive services (on-site or off-site) and designed to allow formerly homeless clients to live at the facility on an indefinite basis

Permanent housing in the County is limited in the County. Units operated by HACK, as well as the Section 8 program provide some housing. However, the long waiting list may prevent many residents from gaining access to permanent housing. Other facilities in the County are geared toward homeless populations with special needs. Living Connections, Inc. operates two board and care homes for persons with mental illness, as well as 21-unit and 25-unit apartment complexes.

C. Housing Stock Characteristics

This section of the Housing Element addresses various housing characteristics and conditions that affect the living environment of residents. Housing factors evaluated include the following: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

1. Housing Growth

Since 1990, Kern County has experienced substantial housing growth. The housing stock in the County increased by 16 percent, from 198,936 to 231,564 units between 1990 and 2000. The housing supply in the unincorporated areas grew at a much slower rate during the same period, increasing by only 4 percent. Table 11 compares residential growth in the unincorporated areas.

Housing growth trends varied substantially among subareas. The Tehachapi subarea had the largest increase in housing units, with a 25 percent increase since 1990, followed by the Belridge subarea at 20 percent and the Antelope Valley subarea at approximately 17 percent. Two subareas had fewer housing units in 2000 than in 1990, as the total units decreased by 28 percent in the Northern San Joaquin Valley and 5 percent in the Westside subarea. This apparent decline in housing units is due to annexation of units in formerly unincorporated areas rather than actual demolition of housing units.

Table 11
Housing Unit Growth Trends

Subarea	1990	2000	Numeric Change	Percent Change
Antelope Valley	10,260	11,998	1,738	16.9%
Belridge	707	849	142	20.1%
Frazier Park	4,034	4,328	94	7.3%
Indian Wells Valley	3,160	3,222	62	2.0%
Lake Isabella	10,582	10,748	166	1.6%
Northern San Joaquin Valley	2,577	1,853	(724)	-28.1%
Southern San Joaquin Valley	54,806	55,842	1,036	1.9%
Tehachapi	6,236	7,808	1,572	25.2%
Westside	4,749	4,507	(242)	-5.1%
Unincorporated Areas	99,101	101,155	4,044	4.2%
Total County	198,936	231,564	32,628	16.4%

Sources: 1990 and 2000 Census

2. Housing Type and Tenure

Table 12 summarizes the composition of the housing stock in unincorporated Kern County as a whole (community-area information is not yet available from the 2000 Census). The composition of the housing stock is essentially the same as that in 1990. In 2000, single-family homes comprised approximately two-thirds of the housing stock, while multi-family units comprised only 11 percent. Mobile homes comprise a large share of the housing stock of the unincorporated areas, accounting for 21 percent of all units.

The unincorporated areas exhibited high vacancy rates in both 1990 and 2000, with nearly 12 percent of units unoccupied in 1990 and approximately 14 percent of units unoccupied in 2000. In contrast, only 7 percent of the units in the incorporated cities and 9 percent of units Countywide were vacant in 2000. Rental units in the unincorporated area exhibited the highest vacancies in 2000, with a 23 percent vacancy rate, in contrast to owner units with a 4 percent vacancy rate. A significant portion of the unincorporated County's vacant units (37%) is for seasonal, recreational, or occasional use.

Table 12
Housing Stock Composition
Unincorporated Areas

Housing Type	1990		2000	
	No. of Units	% of Total	No. of Units	% of Total
Single Family Detached	64,908	67%	68,568	66%
Single Family Attached	2,027	3%	2,510	2%
Multi-Family 2-4 Units	6,266	6%	6,291	6%
Multi-Family 5+ Units	4,856	5%	5,358	5%
Mobile Homes/Other	18,407	19%	21,712	21%
Total Units	96,464	100.00%	104,439	100%

Sources: 1990 Census; State Department of Finance, 2000.

Table 13 summarizes the tenure of the housing stock in the unincorporated communities. As the table shows, owners accounted for 64 percent of occupied units in the entire unincorporated County. Among the subareas, a majority had ownership rates of more than 50 percent. Two areas, Indian Wells Valley and Tehachapi, had more than 80 percent of units occupied by owners, while Lake Isabella had 77 percent and Frazier Park had 75 percent. The only areas with less than 50 percent of units occupied by owners were the Belridge and Northern San Joaquin Valley subareas, which had 35 percent and 49 percent owners, respectively.

Table 13
Tenure of Occupied Housing Units
Unincorporated Areas

Subarea	Owner Occupied		Renter Occupied		Total Occupied
	Number	Percent	Number	Percent	
Antelope Valley	5,664	56%	4,534	44%	10,198
Belridge	248	35%	461	65%	709
Frazier Park	2,035	75%	675	25%	2,710
Indian Wells Valley	2,229	82%	478	18%	2,707
Lake Isabella	5,529	77%	1,608	23%	7,137
Northern San Joaquin Valley	846	49%	884	51%	1,730
Southern San Joaquin Valley	31,907	62%	19,526	38%	51,433
Tehachapi	5,073	80%	1,229	20%	6,302
Westside	2,390	60%	1,563	40%	3,953
Total	55,921	64%	30,958	36%	86,879

Source: 2000 Census

3. Housing Age and Condition

Housing age may be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values and eventually impact the quality of life in a neighborhood. Thus, maintaining and improving housing quality is an important goal for the County.

Table 14 provides a breakdown of the housing stock in unincorporated Kern County by the year built. According to the 1990 Census, nearly 25 percent of the housing stock was built during the 1980s, with only 5 percent added during the 1990s. Approximately half of the housing stock is more than 30 years of age, with 53 percent of housing units built prior to 1970.

A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Therefore, based on age alone, approximately 55,000 units require maintenance and rehabilitation to prevent widespread deterioration.

Table 14
Year Housing Built
Unincorporated Areas

Year Built	Number of Units	Percent of Total
1939 or Earlier	7,723	8%
1940-1949	10,353	10%
1950-1959	19,546	19%
1960-1969	15,783	16%
1970-1979	18,892	19%
1980-March 1990	24,167	24%
March 1990-2000	4,691*	5%*
Total	101,155	100%

Source: 1990, 2000 Census

*Estimated based on difference in total housing units between 1990 and 2000.

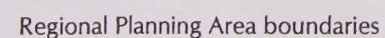
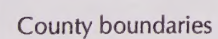
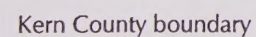
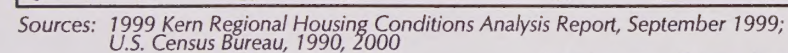
Regional Housing Conditions Analysis

In 1999, the County contracted with the Kern Council of Governments (KernCOG) to conduct an assessment of the incidence and severity of substandard housing based on County Assessor's data. By evaluating the assessed valuation of each residential parcel, KernCOG estimated the level of investment and associated likely condition of each structure. Housing conditions categories were defined by the following range of assessed valuations (assessed value divided by the square footage of the residential parcel):

- $>\$20/\text{sq.ft.}$ = standard condition
- $\$10\text{--}\$20/\text{sq.ft.}$ = minor rehabilitation
- $\$5\text{--}\$10/\text{sq.ft.}$ = major rehabilitation
- $\$0\text{--}\$5/\text{sq.ft.}$ = replacement

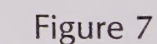
Based on this analysis, 85 percent of the properties surveyed in the unincorporated County (approximately 48,500 of 57,000 with housing conditions information) are considered in standard condition, 10 percent require minor rehabilitation, 3 percent require major rehabilitation, and 2 percent require replacement. Countywide, the proportion of standard units was slightly higher at 88 percent, with the highest proportion of standard units in Bakersfield (93%) and California City (91%).

Figure 7 illustrates the Countywide distribution of units identified as needing repair, rehabilitation, or replacement. As shown in this figure, the greatest *numbers* of substandard units are in the Bakersfield area, primarily since this is where the majority of housing is located in the County. Other areas of concentration occur in several other communities, including Ridgecrest, the Antelope Valley, Rosamond, Taft, Shafter, Buttonwillow, and along the Weedpatch highway near Lamont. The County offers a variety of owner and renter housing rehabilitation programs to assist low and moderate income property owners in making needed improvements to their units, and replacement of units as appropriate.



- Potential Demolition (\$0-\$5/sq.ft.)
- Major Rehabilitation (\$5-\$10/sq.ft.)
- Minor Rehabilitation (\$10-\$20/sq.ft.)

The dots on this map are randomly distributed within each Block Groups (1990) split by 1999 city limits and do not represent exact locations of these housing units.



2-29

4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock to County residents.

Sales Survey

Table 15 illustrates the home sales prices in Kern County during calendar year 2001. Sales prices were collected for the entire County from Dataquick, a company that assembles real estate data from the County Assessor's records. As shown, the median sales price in the County was \$88,500 based on more than 15,000 sales in the County during 2001. A majority of the units sold were 3-bedroom homes. The median prices varied only slightly by the number of bedrooms, with one through four bedroom homes selling for around \$88,000, while homes with 5 or more bedrooms sold for a median price of \$90,000. Average prices varied more than median prices, ranging from \$46,000 for a one-bedroom home to approximately \$177,000 for a 5-bedroom home. These home prices are among the lowest in the State. Both the Building Industry Association⁴ and Homestore.com⁵ ranked the City of Bakersfield as one of the most affordable places to live in the entire country.

Among the subareas, home prices varied only slightly (see Figure 8). Home prices were highest in the Southern San Joaquin Valley near Bakersfield, with the Tehachapi and Frazier Park areas also among the highest. All three subareas had median sales prices of more than \$88,000. The City of Belridge had the lowest sales prices, with a median price of \$57,000. All other subareas had median sales prices between \$87,000 and \$88,000.

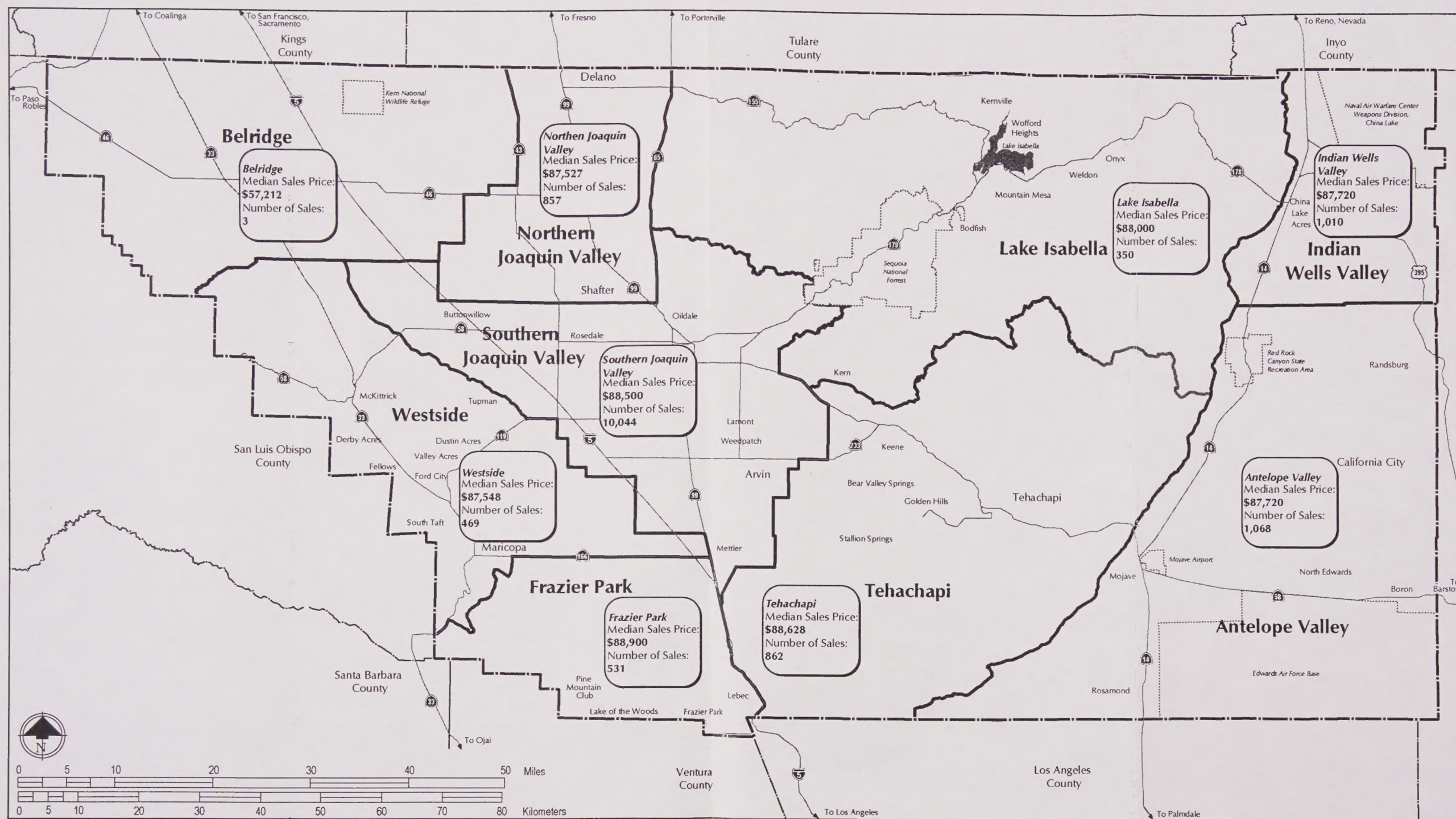
Table 15
Home Sales Prices, 2001

Bedrooms	Minimum Price	Maximum Price	Average Price	Median Price	Number of Sales
1	\$10,000	\$334,560	\$46,433	\$88,096	330
2	\$10,120	\$381,948	\$58,612	\$88,329	2,744
3	\$10,000	\$450,000	\$90,615	\$88,500	9,405
4	\$11,586	\$450,000	\$130,838	\$88,740	2,477
5+	\$22,440	\$439,000	\$176,963	\$90,000	238
Total	\$10,000	\$450,000	\$91,786	\$88,500	15,194

Source: Dataquick home sales data, January 2002

⁴ Kern County Board of Trade Newsletter, December 1, 2001.

⁵ Homestore.com website: www.homestore.com/Finance/Census/LeastExpensive.asp.



Sources: DataQuick, 2002

Base Map Information

- Highways and arterials
- Kern County boundary
- County boundaries
- Landmarks
- Regional Planning Area boundaries
- Westside Regional Planning Area names

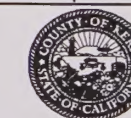
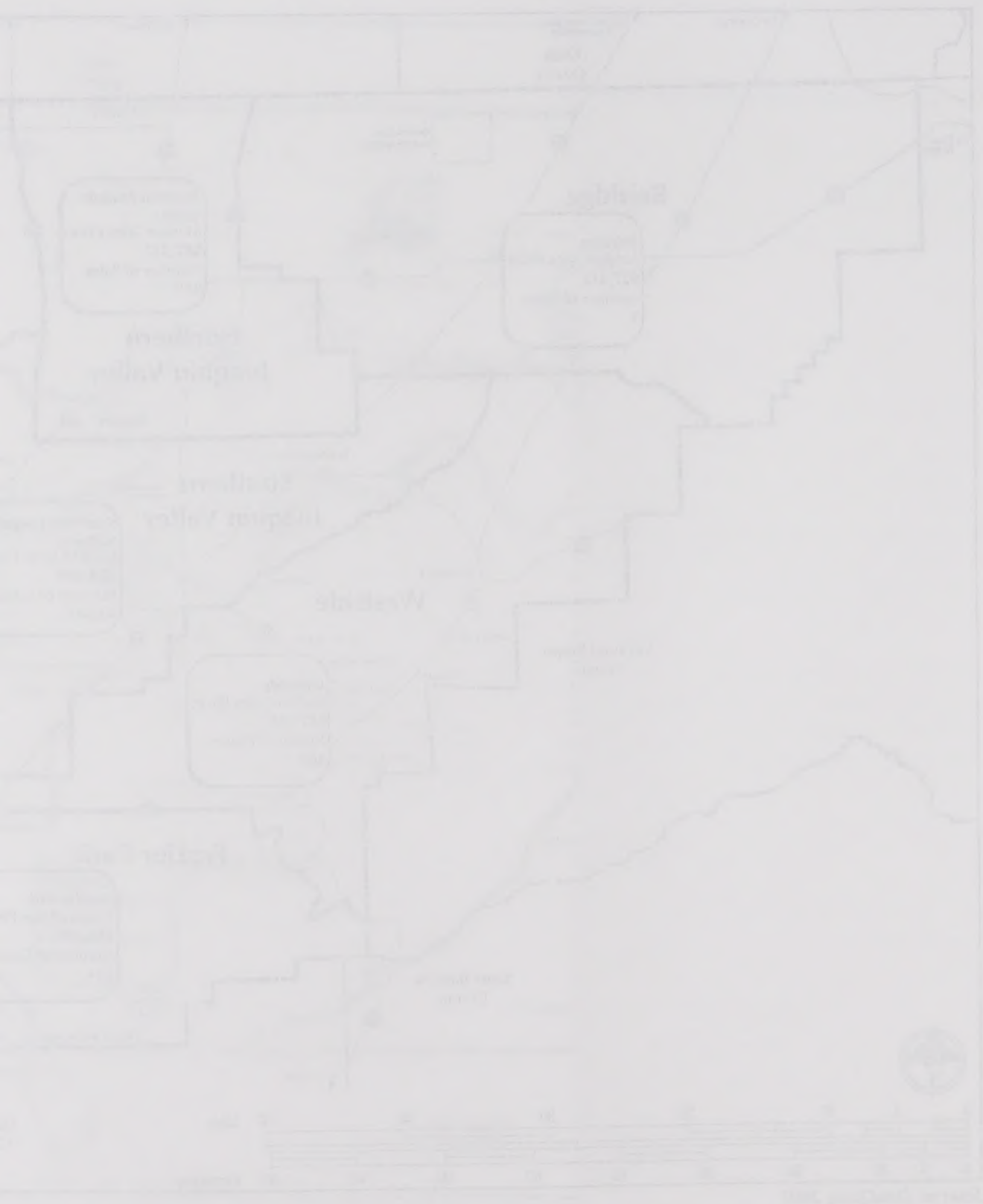


Figure 8
Single-Family Home Sales



Scale 1:100,000

- Interstate and other major roads
- County boundaries
- State boundaries
- Landmarks

Legend
 Interstate and other major roads
 County boundaries
 State boundaries
 Landmarks

Rental Survey

Data on rentals was compiled from eight local newspapers, covering the primary communities in the County (see Tables 16 and 16a). With renters comprising only 36% of the unincorporated County's households, the number of rentals in the County is limited. The greatest number of advertised rentals were in the Mojave, Ridgecrest, Taft, and Tehachapi communities. In addition to apartments, single-family homes comprise a sizable portion of the rental stock. Rental rates are typically quite low in comparison to other areas of the State, with monthly apartment rents averaging in the \$300s for 1 bedroom units, \$400s for 2 bedroom units, and \$600s for 3 bedroom units. A large portion of the rental stock in the unincorporated area is publicly assisted housing, much of which is targeted towards the lower income farmworker population. Low market rents in these areas do not typically support the construction of market rate units.

As the vast majority of rental units in the County are located in the Metropolitan Bakersfield area, detailed information on rents in this area is provided by a rental market survey conducted by the Kern Appraisal Company (see Table 16b). The survey contained a sample of more than 6,000 of the estimated 40,000 rental units in Metropolitan Bakersfield. As could be expected, rents are substantially higher in the Metro area than in the more rural areas of the County. Rents in Metro Bakersfield have increased between 5 and 10 percent in each of the past two years, while vacancies have decreased from 10 percent to a healthier 3.5 to 5.5 percent during the same period. Though rents have increased, according to the Kern Appraisal Company, they are still not high enough to support the construction of market-rate units, with the exception of some smaller fourplex developments eligible for non-commercial financing. In addition, the relatively low price of for-sale housing throughout the County makes homeownership a competitor to rental housing.

Table 16b
Rental Rates, 2001
Metropolitan Bakersfield

Housing Affordability by Household Income

Table 16c presents data on the percentage of households in the County that are able to afford a home at various price levels. The data shows that the majority of households in the County are able to afford a home at the \$100,000 price level. However, the percentage of households able to afford a home at the \$200,000 price level is significantly lower, and the percentage of households able to afford a home at the \$300,000 price level is even lower.

The data also shows that the percentage of households in the County that are able to afford a home at the \$100,000 price level is significantly higher than the percentage of households able to afford a home at the \$200,000 price level. This suggests that the majority of households in the County are able to afford a home at the \$100,000 price level, but are unable to afford a home at the \$200,000 price level.

Table 16
Apartment Rental Rates, 2001
Unincorporated Areas

Subarea	Number of Bedrooms			Number of Listings
	1	2	3+	
Antelope Valley				
Mojave	\$175-\$320	\$250-\$550		25
Frazier Park	\$375-\$450	\$495-\$895		5
Indian Wells Valley				
Ridgecrest	\$210-\$325	\$250-480	\$350-\$475	22
Northern San Joaquin Valley				
Wasco/Shafter/Buttonwillow	\$200-\$575	\$385-\$445		7
Southern San Joaquin Valley				
Arvin/Lamont	\$200	\$425		3
Tehachapi	\$300-\$360	\$375-\$560		9
Westside				
Taft	\$325-\$395	\$375-\$520		11

Source: The Daily Independent; El MexiCalo; Midway Driller; Mojave Desert News; Rosamond News; The Shafter Press; The Tehachapi News; Wasco Tribune

Table 16a
Single-family Rental Rates, 2001
Unincorporated Areas

Subarea	Number of Bedrooms			Number of Listings
	1	2	3+	
Antelope Valley				
Mojave	\$175-\$320	\$250-\$550		25
Rosamond			\$750	1
Frazier Park	\$435	\$575-\$750		5
Indian Wells Valley				
Ridgecrest		\$350-\$575	\$550-\$750	31
Northern San Joaquin Valley				
Wasco/Shafter/Buttonwillow	\$275-\$350	\$375-\$500	\$545-\$700	8
Southern San Joaquin Valley				
Arvin/Lamont	\$350	\$400-\$450	\$550-\$625	5
Tehachapi	\$450		\$475-\$950	12
Westside				
Taft	\$300-\$500	\$375-\$500	\$450-\$695	12

Source: The Daily Independent; El MexiCalo; Midway Driller; Mojave Desert News; Rosamond News; The Shafter Press; The Tehachapi News; Wasco Tribune

Table 16b
Rental Rates, 2001
Metropolitan Bakersfield

Number of Bedrooms			Units Surveyed	Vacancy Rate
1	2	3		
\$195-\$800	\$320-\$1,140	\$300-\$1,240	6,366	5.1%

Source: Kern Appraisal Company, Bakersfield Apartment Market Survey, October 2001.

Housing Affordability by Household Income

Housing affordability can be inferred by comparing the cost of renting or owning a home in the County with the maximum affordable housing costs to households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding or overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine the maximum affordable housing payments of different households and their eligibility for federal housing assistance. In evaluating affordability, the

maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Kern County are shown in Table 17. The affordability of the County housing stock for each income group is discussed below.

Very Low-Income Households: HUD estimated the 2001 County Median Family Income (MFI) to be \$40,300 for a family of four. Very low-income households are classified as those earning 50 percent or less of the County MFI. As shown in Table 17, the maximum affordable rental payment ranges from \$303 per month for a one-person household to \$394 for a family of five. Based on the rental data presented in Table 16, single-person households can afford many of the lower priced rental units; small family households can almost afford (within \$25) many two-bedroom rentals; and large family households are priced out of most 3-bedroom rentals. Very low-income households are also priced out of market-rate ownership housing, although may be able to qualify for a “self-help” home.

Low-Income Households: Low-income households earn 80 percent or less of the County’s median family income. The maximum affordable home price for a low-income household ranges from \$75,461 for one-person to \$105,756 for a five-person family. Based on the sales data presented in Table 15, low-income households can afford the median priced homes for all bedroom sizes. Therefore, unlike most areas of the State, homeownership is affordable to low-income households in Kern County. However, the downpayment and closing costs may present an obstacle to becoming homeowners.

After deductions for utilities, a low-income household can afford to pay between \$514 and \$720 in rent each month, depending on household size. Rents are generally affordable to low-income households for all size households. However, the availability of all rental units is limited.

Moderate-Income Households: Moderate-income households earn up to 120 percent of the County median family income. The maximum affordable home prices for moderate-income households range from \$116,956 for a one-person household to \$169,650 for a family of five. Based on these maximum affordable home prices, moderate-income households can afford the median price for homes of all sizes. All rental units are affordable to moderate-income households.

Table 17
Housing Affordability Matrix (2001)
Kern County

Income Group	Income Levels		Maximum Affordable Price	
	Annual Income	30 Percent of Income ¹	Ownership ²	Rental ³
<i>Very Low</i>				
One Person	\$14,100	\$353	\$44,432	\$303
Small Family	\$18,150	\$454	\$51,960	\$354
Large Family	\$21,750	\$544	\$57,835	\$394
<i>Low</i>				
One Person	\$22,550	\$564	\$75,461	\$514
Small Family	\$29,000	\$725	\$91,802	\$625
Large Family	\$34,800	\$870	\$105,756	\$720
<i>Moderate</i>				
One Person	\$33,850	\$846	\$116,956	\$796
Small Family	\$43,500	\$1,088	\$145,047	\$988
Large Family	\$52,200	\$1,305	\$169,650	\$1,155

Source: Cotton Bridges Associates, February 2002

Notes: 1. 30% of income is defined by State and federal government as the maximum affordable housing cost.

2. Affordable home price includes a deduction for property taxes, insurance, and utilities.

3. Affordable rental price includes a deduction for utility costs.

5. Assisted Housing At-Risk of Conversion

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. Because of its significance, this section identifies the publicly assisted rental housing in unincorporated Kern County, evaluates the potential to convert to market rates during the next ten-year period (June 30, 2012), and analyzes the cost to preserve those units. Resources for preservation/replacement are described in Section 4 of the Element and programs to address preservation of these units are described in Section 6.

Assisted Housing Inventory

As shown in Table 18, the unincorporated County areas contain 14 assisted housing developments and 13 public housing projects that provide 1,950 affordable housing units. The County has utilized a variety of funding sources to provide affordable housing to residents, including HOME, Tax Credits, Rural Development loans, and HUD assistance. The County actively supports the development of affordable rental housing, and has recently completed the following developments:

- Aldea Park Apartments: A 41-unit project for very low and low-income households (60% of median income) funded through the HOME program and federal tax credits
- Bakersfield Family Housing: A 128-unit project for family households at or below 60 percent of median income, with funding assistance provided through federal tax credits
- Bakersfield Senior Apartments: A 96-unit project for households at or below 60 percent of median income. This project was also financed with federal tax credits.
- Lake Isabella Senior Apartments: A 40-unit project for senior households, funded through the HOME program and federal tax credits
- Magnolia Tree Apartments: a 25-unit development for low-income one or two person households with mental illness. The project was financed through the HUD Section 811 program.

All of these recently completed projects have long-term affordability controls, and are not at risk of conversion to market rate.

Table 18
Inventory of Assisted Rental Housing
Unincorporated Areas

Project Name	Total Units	Assisted Units	Funding Source(s)	Earliest Date of Conversion	At Risk?
Aldea Park Apartments	41	41	HOME Tax Credits	2031	No
Bakersfield Family Housing	128	128	Tax Credits	2055	No
Bakersfield Senior Apartments	96	96	Tax Credits	2055	No
Desert Oaks Apartments	42	42	Tax Credits	2019	No
Hallmark Apartments	48	48	FmHA 515	2/2010	Yes
Lake Isabella Senior Apts. I	46	46	FmHA 515	2/2012	Yes
Lake Isabella Senior Apts. II	40	40	FmHA 515 Tax Credits	2015 2030	No No
Magnolia Tree Apartments	25	25	202/811 Section 8	2039 2017	No No
Ming Gardens	75	15	Section 221 (d) Section 8	12/21/2014 12/21/2004	No Yes
Mojave Villa Apartments	52	52	FmHA 515 Section 8	3/2000 1/31/2005	Yes Yes
North Park Apartments	104	20	236 (i) Section 8	8/1/2011 8/1/2001	Yes Yes
Peach Tree Apartments	34	34	221 (d)(3) Section 8	6/30/2015 6/30/2005	No Yes
Pioneer Street Apartments	112	112	Tax Credits	2030	No

Project Name	Total Units	Assisted Units	Funding Source(s)	Earliest Date of Conversion	At Risk?
Plum Tree Apartments	20	20	221 (d)(3) Section 8	6/30/2015 6/30/2005	No Yes
Rosamond Hills Apts. I	47	47	FmHA 515	2002	Yes
Rosamond Hills Apts. II	32	32	FmHA 515	12/2014	No
Springwood Court	377	377	HOME Tax Credits	2030	No
Vineyard Family Housing	65	65	HOME Tax Credits	2031	No
Weedpatch County Apts.	36	36	FmHA 515	9/2014	No
Public Housing					
Rio Vista	60	60	HACK	N/A	N/A
Rio Vista Annex	110	95	HACK	N/A	N/A
Little Village	95	95	HACK	N/A	N/A
Little Village II	60	60	HACK	N/A	N/A
Valle Vista	62	62	HACK	N/A	N/A
Vina Vista	16	16	HACK	N/A	N/A
Homer Harrison Homes	50	50	HACK	N/A	N/A
Monte Vista	50	50	HACK	N/A	N/A
Parkview Senior Building	28	28	HACK	N/A	N/A
Terra Vista	35	35	HACK	N/A	N/A
Rosa Vista	60	60	HACK	N/A	N/A
Haciendas del Sol	36	36	HACK	N/A	N/A
Ruben J Blunt*	27	27	HACK	N/A	N/A
Total	2,109	1,950			

Loss of Assisted Housing

Affordability covenants and deed restrictions are typically used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower and moderate-income households in the long term. Every year, the County faces the risk of losing some of its affordable units due to expiration of covenants and deed restrictions. According to Table 18, eight developments with 282 units are potentially at risk of conversion prior to June 30, 2012, due to both expiration of Section 8 contracts and potential expiration of USDA Rural Development loans (FmHA 515):

- Hallmark Apartments
- Lake Isabella Senior Apartments I
- Ming Gardens Apartments
- Mojave Villa Apartments
- North Park Apartments
- Peach Tree Apartments
- Plum Tree Apartments
- Rosamond Hills Apartments I

However, the likelihood that any of these projects would convert to market rate is low. As previously stated, the rental market in Kern County is somewhat depressed, with market rents not high enough to support market rate construction. In many instances, fair market rent levels in assisted projects are above levels commanded in the private market. Therefore, market conditions in Kern County discourage conversion of assisted housing to market rents.

Section 8 Projects

Five of the assisted projects have expiring Section 8 project-based contracts with HUD. Typically, Section 8 units that have above the HUD-defined fair market rents (FMR) are not considered at-risk because they are eligible to participate in the federal Mark-to-Market program. Under this program, owners are given favorable tax treatment provided they preserve units at rents affordable to low-income households. Eligible projects include FHA-insured projects receiving Section 8 project-based assistance, where rents exceed fair market rents. According to HUD, two of the assisted projects, Mojave Villa and Plum Tree Apartments are eligible to participate in the Mark-to-Market program.

Rural Development (FmHA) Section 515 Projects

Under the Section 515 program, Rural Development makes direct loans to developers of affordable rural multi-family rental housing. Interest rates for these programs may be subsidized to as low as 1⁰%. Funds can be used to construct new rental housing complexes or to repair and rehabilitate existing units. In new Section 515 projects, 95 percent of tenants must have very low incomes. In existing projects, 75 percent of new tenants must have very low incomes. Four of the projects with expirations prior to 2012 are financed through the Section 515 program:

- Hallmark Apartments
- Lake Isabella Apts. I
- Mojave Villa Apartments
- Rosamond Hills Apts. I

Typically, projects financed through the Section 515 program do not convert to market rate. Rural Development provides incentives for the project owners to sign up for additional 20-year loans or facilitates the transfer to a non-profit or public entity. Rural Development has refinanced one loan in Kern County to extend expiring affordability controls, and no projects have converted to market rate. Based on discussions with Rural Development staff, given the low rent structure

and availability of incentives to stay in the program, there is no real risk of any of the Kern County projects converting to market rate.

Preservation and Replacement Options: To maintain the existing affordable housing stock, the County must either preserve the existing assisted units or replenish the affordable housing inventory with new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants using non-federal funding sources; and 4) purchase of affordability covenants. With regard to replacement, the most direct option is the development of new assisted multi-family housing units.

1) *Transfer of Ownership:* Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly way to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

Table 19 shows the market value of the eight at-risk projects. Current market value for the units is estimated based on the project's potential annual income, and operating and maintenance expenses. Based on the calculations in the table, the cost of transferring ownership of the projects ranges from approximately \$300,000 to nearly \$1.1 million, with a total cost of nearly \$5.9 million for all eight developments.

Table 19
Market Value of At-Risk Projects

Unit Size	Hallmark Apts.	Lake Isabella I	Ming Gardens	Mojave Villa	North Park Apts.	Peach Tree Apts.	Plum Tree Apts.	Rosamond Hills I
1 br	16	45	8	20			20	46
2 br	32	1	7	32		17		
3 br					20	17		1
Total	48	46	15	52	20	34	20	47
Annual Operating Cost	\$140,800	\$111,200	\$41,600	\$150,400	\$80,000	\$122,400	\$48,000	\$114,400
Gross Annual Income	\$233,280	\$180,840	\$68,580	\$248,880	\$137,520	\$207,672	\$78,000	\$186,276
Net Annual Income	\$92,480	\$69,640	\$26,980	\$98,480	\$57,520	\$85,272	\$30,000	\$71,876
Market Value	\$1,017,280	\$766,040	\$296,780	\$1,083,280	\$632,720	\$937,992	\$330,000	\$790,636

Assumptions:

1. Market rents estimated as \$325 for 1 br., \$445 for 2 br., and \$573 for 3 br.
2. Average unit size is \$600 sf. for 1 br., 800 sf. for 2 br., and 1,000 sf. for 3 br.
3. Operating expenses estimated at \$4.00 per square foot per year
4. Market value = Net project income times multiplication factor of 11.

2) *Rental Assistance:* Rental subsidies using non-federal (State, local or other) funding sources can be used to maintain affordability of the at-risk units. These rent subsidies can be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30% of household income) and what HUD estimates as the fair market rent on the unit.

The feasibility of this alternative is highly dependent on the availability of non-federal funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided.

Table 20 shows the rental subsidies required to preserve the 282 at-risk units. As shown in the table, the total cost for rental subsidies would be approximately \$50,000 per month, which translates into \$600,000 annually.

Table 20
Rental Subsidies Required

Unit Size	Total Units	Fair Market Rent	Household Size	Very Low Income	Affordable Cost	Monthly per unit Subsidy	Total Monthly subsidy
1	155	\$419	1	\$14,100	\$303	\$116	\$17,980
2	89	\$526	2	\$16,100	\$327	\$199	\$17,711
3	38	\$731	3	\$18,150	\$354	\$377	\$14,326
Total	282						\$50,017

3) *Purchase of Affordability Covenants:* Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable senior housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or on-going subsidies in rents or reduced mortgage interest rates to the owner, the County can ensure that some or all of the units remain affordable.

4) *Construction of Replacement Units:* The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. number of bedrooms), location, land costs, and type of construction. The average construction cost for a two-bedroom rental unit is approximately \$40,000 excluding the cost of land using an average construction cost of \$50 per square foot. Based on this estimate, construction of replacement units would cost nearly \$14 million (excluding land). When land costs are included, the total cost of replacement units is much higher.

Cost Comparisons: The transfer of ownership of to non-profit housing providers is a means for preserving the at-risk units. However, the high costs of acquiring the property (nearly \$6 million) may prevent such a transfer. While the annual costs of providing rental subsidies necessary to preserve the 282 assisted units are low, long-term affordability of the units cannot be ensured. Other financial incentives may also be necessary to convince property owners to maintain the affordable units. The option of constructing 282 replacement units is costly relative to the other alternatives, and may be constrained due to scarcity of multi-family designated land, as well as community opposition.

Based on the previous calculations, the least costly alternative to preserve the at-risk units is to provide rental subsidies. However, given that four projects are financed through the Section 515 program, refinancing through the program or transfer to a non profit is likely, and would ensure long-term affordability of the at-risk units.

D. Regional Housing Needs

This section addresses the existing and future housing needs of Kern County. Existing housing needs refer to households earning lower-income, living in overcrowded conditions, or overpaying for housing. Future housing needs refer to the projected amount of housing a community is required to plan for during a specified planning period. The State Department of Housing and Community Development (HCD) provides each regional council of governments (COG) its share of the statewide housing need. In turn, all COGs, including the Kern Council of Governments (KernCOG), are required by State law to determine the portion allocated to each jurisdiction within the region. This allocation process is known as the Regional Housing Allocation Plan (RHAP) in the KernCOG region. The RHAP methodology takes into account growth in both households and employment. In allocating the overall regional growth to individual jurisdictions, KernCOG also attempts to achieve a geographic balance in terms of employment and housing growth.

1. Existing Housing Needs

A continuing priority of communities is enhancing or maintaining the quality of life. An important measure of quality of life is the extent of housing problems. HUD has developed an existing needs statement that details the number and percentage of households earning lower-income, living in overcrowded conditions, or overpaying for housing. These conditions or housing problems are defined below:

- ✓ **Lower-income** - Refers to a household earning less than 80% of the County median family income (MFI), as adjusted by family size. For a four-person household, the median income in Kern County is \$40,300 in 2001.
- ✓ **Overcrowding** - Refers to a housing unit that is occupied by more than one person per room—excluding kitchens, bathrooms, hallways, and porches, as defined by HUD.
- ✓ **Cost Burden** - Refers to a household paying more than 30% of its gross income for housing (either mortgage or rent), including costs for utilities, property insurance, and real estate taxes as defined by HUD.

Income by Household Type

Table 21 illustrates the income by household type for Kern County. As the table shows, a majority of households earned more than 95 percent of the County MFI. However, 40 percent of households in the County were low income (less than 80 percent of the County MFI). Among the household types, 38 percent of elderly households and one-quarter of large families earned very low incomes (less than 50 percent of the County MFI), while nearly 60 percent of elderly households and half of large households were low income. Small families had the lowest percentage of very-low income households, with 16 percent.

Table 21
Income by Household Type

Household Type	Income Level				
	0-30%	31-50%	51-80%	81-95%	95+%
Total	10%	13%	17%	8%	52%
Elderly	14%	24%	21%	7%	34%
Small Family	8%	8%	14%	7%	63%
Large Family	10%	15%	21%	9%	45%
Other	12%	12%	15%	9%	53%

Source: Comprehensive Housing Affordability Strategy (CHAS), 1994.

Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families double up or reside in smaller units to devote income to other basic needs such as food and health care. Overcrowding also tends to accelerate deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life.

In 1990 11 percent of all households in Kern County lived in overcrowded conditions, including 18 percent of low-income households. Among the household types, only large families had a high percentage of overcrowding, with nearly two-thirds of renters and one-third of owners. In addition, more than two thirds of low-income large families lived in overcrowded conditions in 1990.

Table 22
Overcrowding by Household Type

Household Type	Total	Percent of Renters	Percent of Owners	Percent of Low Income
Total	11%	18%	6%	18%
Elderly	0.2%	1%	0%	0.1%
Small Family	5%	10%	2%	12%
Large Family	47%	63%	32%	67%
Other	2%	3%	0%	2%

Source: CHAS, 1994.

Housing Cost Burden

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Households that pay 50% of their incomes on housing experience a severe housing cost burden. Problems of housing cost burden occur when housing costs rise faster than income. The prevalence of housing cost burden also varies significantly by income, household type, and household size.

In 1990, 29 percent of County households overpaid for housing, including 55 percent of low-income households. In general, a higher percentage of renters than owners overpaid for housing, and a majority of low-income households overpaid among all household types except elderly households. Among the household types, elderly renters had the highest percentage of households overpaying, with 59 percent. Small family and Other households had 38 percent of renters overpaying, while 36 percent of large family renter households overpaid.

Table 23
Overpayment by Household Type

Household Type	Total	Percent of Renters	Percent of Owners	Percent of Low Income
Total	29%	40%	22%	55%
Elderly	29%	59%	21%	43%
Small Family	27%	38%	20%	62%
Large Family	31%	36%	27%	52%
Other	34%	38%	28%	65%

Source: CHAS, 1994

2. Future Housing Need

Future housing need refers to the share of the region's housing growth that has been allocated to a community. In brief, the Kern Council of Governments (KernCOG) calculates future housing need based upon projected household growth, plus a certain amount of units needed to account for normal and appropriate level of vacancies and the replacement of units lost to conversion or demolition.

In allocating the region's future housing needs to jurisdictions, KernCOG is required to consider the following factors pursuant to Section 65584 of the State Government Code:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments

- ✓ Over-concentration of lower-income households
- ✓ Geological and topographical constraints

In 2001, KernCOG developed the Regional Housing Allocation Plan (RHAP) based on forecasts contained in the 1998 Department of Finance project series. These forecasts are the basis for determining the amount of housing demand. Between 2000 and 2007, the County's assigned RHAP allocation assumes that the total number of households will increase steadily.

Table 24 provides a breakdown of the County's share of future regional housing needs by four income categories: very low, low, moderate, and above moderate. As indicated, the share of regional housing needs allocated to the unincorporated areas is 11,279 new units over the 2002-2007 planning period, reflecting an 11 percent increase in housing units over the period. Through this Housing Element, the County is required to demonstrate the availability of adequate sites to accommodate these projected new units. However, given that the County's housing stock increased by only 4.2 percent over the past decade (refer to Table 11), it is unlikely that the growth levels projected by KernCOG will actually be realized. A key factor contributing to lower growth levels in the unincorporated areas is the tendency of larger developments to annex into Bakersfield prior to issuance of building permits.

As shown in Table 24, approximately 64 percent of the housing need is allocated to the Southern San Joaquin Valley (33%) and Antelope Valley (31%) subareas. In addition, over 90 percent of the housing need is allocated to four subareas: Southern San Joaquin Valley, Antelope Valley, Tehachapi (18%), and Indian Wells Valley (10%).

Table 24
Share of Regional Housing Needs
Unincorporated Areas

Area	Very Low	Low	Moderate	Above Moderate	Total	Percent of Total
Antelope Valley	793	585	689	1,377	3,444	31%
Belridge	17	13	15	31	76	1%
Frazier Park	85	63	74	147	369	3%
Indian Wells Valley	248	183	216	431	1,078	10%
Lake Isabella	74	54	64	128	320	3%
Northern San Joaquin Valley	32	24	28	57	141	1%
Southern San Joaquin Valley	848	626	737	1,474	3,685	33%
Tehachapi	476	352	414	829	2,071	18%
Westside	22	16	19	38	95	1%
Total	2,595	1,916	2,256	4,512	11,279	100%
Percent of Total	23%	17%	20%	40%	100%	

Source: Kern Council of Governments. May 17, 2001. HCD June 21, 2002.

4. The second step of the process is to identify the specific types of equipment and materials that will be used in the project.

The first step in the process is to identify the specific types of equipment and materials that will be used in the project. This is a critical step because it determines the scope of the project and the resources that will be required. The second step is to identify the specific types of equipment and materials that will be used in the project. This is a critical step because it determines the scope of the project and the resources that will be required.

The third step in the process is to identify the specific types of equipment and materials that will be used in the project. This is a critical step because it determines the scope of the project and the resources that will be required. The fourth step is to identify the specific types of equipment and materials that will be used in the project. This is a critical step because it determines the scope of the project and the resources that will be required.

The fifth step in the process is to identify the specific types of equipment and materials that will be used in the project. This is a critical step because it determines the scope of the project and the resources that will be required. The sixth step is to identify the specific types of equipment and materials that will be used in the project. This is a critical step because it determines the scope of the project and the resources that will be required.

Table 2
Summary of Equipment and Materials

Item	Quantity	Unit Price	Total Price
Equipment A	10	\$100	\$1,000
Equipment B	5	\$200	\$1,000
Equipment C	3	\$300	\$900
Equipment D	2	\$400	\$800
Equipment E	1	\$500	\$500
Equipment F	1	\$600	\$600
Equipment G	1	\$700	\$700
Equipment H	1	\$800	\$800
Equipment I	1	\$900	\$900
Equipment J	1	\$1,000	\$1,000
Equipment K	1	\$1,100	\$1,100
Equipment L	1	\$1,200	\$1,200
Equipment M	1	\$1,300	\$1,300
Equipment N	1	\$1,400	\$1,400
Equipment O	1	\$1,500	\$1,500
Equipment P	1	\$1,600	\$1,600
Equipment Q	1	\$1,700	\$1,700
Equipment R	1	\$1,800	\$1,800
Equipment S	1	\$1,900	\$1,900
Equipment T	1	\$2,000	\$2,000
Equipment U	1	\$2,100	\$2,100
Equipment V	1	\$2,200	\$2,200
Equipment W	1	\$2,300	\$2,300
Equipment X	1	\$2,400	\$2,400
Equipment Y	1	\$2,500	\$2,500
Equipment Z	1	\$2,600	\$2,600
Equipment AA	1	\$2,700	\$2,700
Equipment AB	1	\$2,800	\$2,800
Equipment AC	1	\$2,900	\$2,900
Equipment AD	1	\$3,000	\$3,000
Equipment AE	1	\$3,100	\$3,100
Equipment AF	1	\$3,200	\$3,200
Equipment AG	1	\$3,300	\$3,300
Equipment AH	1	\$3,400	\$3,400
Equipment AI	1	\$3,500	\$3,500
Equipment AJ	1	\$3,600	\$3,600
Equipment AK	1	\$3,700	\$3,700
Equipment AL	1	\$3,800	\$3,800
Equipment AM	1	\$3,900	\$3,900
Equipment AN	1	\$4,000	\$4,000
Equipment AO	1	\$4,100	\$4,100
Equipment AP	1	\$4,200	\$4,200
Equipment AQ	1	\$4,300	\$4,300
Equipment AR	1	\$4,400	\$4,400
Equipment AS	1	\$4,500	\$4,500
Equipment AT	1	\$4,600	\$4,600
Equipment AU	1	\$4,700	\$4,700
Equipment AV	1	\$4,800	\$4,800
Equipment AW	1	\$4,900	\$4,900
Equipment AX	1	\$5,000	\$5,000
Equipment AY	1	\$5,100	\$5,100
Equipment AZ	1	\$5,200	\$5,200
Equipment BA	1	\$5,300	\$5,300
Equipment BB	1	\$5,400	\$5,400
Equipment BC	1	\$5,500	\$5,500
Equipment BD	1	\$5,600	\$5,600
Equipment BE	1	\$5,700	\$5,700
Equipment BF	1	\$5,800	\$5,800
Equipment BG	1	\$5,900	\$5,900
Equipment BH	1	\$6,000	\$6,000
Equipment BI	1	\$6,100	\$6,100
Equipment BJ	1	\$6,200	\$6,200
Equipment BK	1	\$6,300	\$6,300
Equipment BL	1	\$6,400	\$6,400
Equipment BM	1	\$6,500	\$6,500
Equipment BN	1	\$6,600	\$6,600
Equipment BO	1	\$6,700	\$6,700
Equipment BP	1	\$6,800	\$6,800
Equipment BQ	1	\$6,900	\$6,900
Equipment BR	1	\$7,000	\$7,000
Equipment BS	1	\$7,100	\$7,100
Equipment BT	1	\$7,200	\$7,200
Equipment BU	1	\$7,300	\$7,300
Equipment BV	1	\$7,400	\$7,400
Equipment BW	1	\$7,500	\$7,500
Equipment BX	1	\$7,600	\$7,600
Equipment BY	1	\$7,700	\$7,700
Equipment BZ	1	\$7,800	\$7,800
Equipment CA	1	\$7,900	\$7,900
Equipment CB	1	\$8,000	\$8,000
Equipment CC	1	\$8,100	\$8,100
Equipment CD	1	\$8,200	\$8,200
Equipment CE	1	\$8,300	\$8,300
Equipment CF	1	\$8,400	\$8,400
Equipment CG	1	\$8,500	\$8,500
Equipment CH	1	\$8,600	\$8,600
Equipment CI	1	\$8,700	\$8,700
Equipment CJ	1	\$8,800	\$8,800
Equipment CK	1	\$8,900	\$8,900
Equipment CL	1	\$9,000	\$9,000
Equipment CM	1	\$9,100	\$9,100
Equipment CN	1	\$9,200	\$9,200
Equipment CO	1	\$9,300	\$9,300
Equipment CP	1	\$9,400	\$9,400
Equipment CQ	1	\$9,500	\$9,500
Equipment CR	1	\$9,600	\$9,600
Equipment CS	1	\$9,700	\$9,700
Equipment CT	1	\$9,800	\$9,800
Equipment CU	1	\$9,900	\$9,900
Equipment CV	1	\$10,000	\$10,000
Equipment CW	1	\$10,100	\$10,100
Equipment CX	1	\$10,200	\$10,200
Equipment CY	1	\$10,300	\$10,300
Equipment CZ	1	\$10,400	\$10,400
Equipment DA	1	\$10,500	\$10,500
Equipment DB	1	\$10,600	\$10,600
Equipment DC	1	\$10,700	\$10,700
Equipment DD	1	\$10,800	\$10,800
Equipment DE	1	\$10,900	\$10,900
Equipment DF	1	\$11,000	\$11,000
Equipment DG	1	\$11,100	\$11,100
Equipment DH	1	\$11,200	\$11,200
Equipment DI	1	\$11,300	\$11,300
Equipment DJ	1	\$11,400	\$11,400
Equipment DK	1	\$11,500	\$11,500
Equipment DL	1	\$11,600	\$11,600
Equipment DM	1	\$11,700	\$11,700
Equipment DN	1	\$11,800	\$11,800
Equipment DO	1	\$11,900	\$11,900
Equipment DP	1	\$12,000	\$12,000
Equipment DQ	1	\$12,100	\$12,100
Equipment DR	1	\$12,200	\$12,200
Equipment DS	1	\$12,300	\$12,300
Equipment DT	1	\$12,400	\$12,400
Equipment DU	1	\$12,500	\$12,500
Equipment DV	1	\$12,600	\$12,600
Equipment DW	1	\$12,700	\$12,700
Equipment DX	1	\$12,800	\$12,800
Equipment DY	1	\$12,900	\$12,900
Equipment DZ	1	\$13,000	\$13,000
Equipment EA	1	\$13,100	\$13,100
Equipment EB	1	\$13,200	\$13,200
Equipment EC	1	\$13,300	\$13,300
Equipment ED	1	\$13,400	\$13,400
Equipment EE	1	\$13,500	\$13,500
Equipment EF	1	\$13,600	\$13,600
Equipment EG	1	\$13,700	\$13,700
Equipment EH	1	\$13,800	\$13,800
Equipment EI	1	\$13,900	\$13,900
Equipment EJ	1	\$14,000	\$14,000
Equipment EK	1	\$14,100	\$14,100
Equipment EL	1	\$14,200	\$14,200
Equipment EM	1	\$14,300	\$14,300
Equipment EN	1	\$14,400	\$14,400
Equipment EO	1	\$14,500	\$14,500
Equipment EP	1	\$14,600	\$14,600
Equipment EQ	1	\$14,700	\$14,700
Equipment ER	1	\$14,800	\$14,800
Equipment ES	1	\$14,900	\$14,900
Equipment ET	1	\$15,000	\$15,000
Equipment EU	1	\$15,100	\$15,100
Equipment EV	1	\$15,200	\$15,200
Equipment EW	1	\$15,300	\$15,300
Equipment EX	1	\$15,400	\$15,400
Equipment EY	1	\$15,500	\$15,500
Equipment EZ	1	\$15,600	\$15,600
Equipment FA	1	\$15,700	\$15,700
Equipment FB	1	\$15,800	\$15,800
Equipment FC	1	\$15,900	\$15,900
Equipment FD	1	\$16,000	\$16,000
Equipment FE	1	\$16,100	\$16,100
Equipment FF	1	\$16,200	\$16,200
Equipment FG	1	\$16,300	\$16,300
Equipment FH	1	\$16,400	\$16,400
Equipment FI	1	\$16,500	\$16,500
Equipment FJ	1	\$16,600	\$16,600
Equipment FK	1	\$16,700	\$16,700
Equipment FL	1	\$16,800	\$16,800
Equipment FM	1	\$16,900	\$16,900
Equipment FN	1	\$17,000	\$17,000
Equipment FO	1	\$17,100	\$17,100
Equipment FP	1	\$17,200	\$17,200
Equipment FQ	1	\$17,300	\$17,300
Equipment FR	1	\$17,400	\$17,400
Equipment FS	1	\$17,500	\$17,500
Equipment FT	1	\$17,600	\$17,600
Equipment FU	1	\$17,700	\$17,700
Equipment FV	1	\$17,800	\$17,800
Equipment FW	1	\$17,900	\$17,900
Equipment FX	1	\$18,000	\$18,000
Equipment FY	1	\$18,100	\$18,100
Equipment FZ	1	\$18,200	\$18,200
Equipment GA	1	\$18,300	\$18,300
Equipment GB	1	\$18,400	\$18,400
Equipment GC	1	\$18,500	\$18,500
Equipment GD	1	\$18,600	\$18,600
Equipment GE	1	\$18,700	\$18,700
Equipment GF	1	\$18,800	\$18,800
Equipment GG	1	\$18,900	\$18,900
Equipment GH	1	\$19,000	\$19,000
Equipment GI	1	\$19,100	\$19,100
Equipment GJ	1	\$19,200	\$19,200
Equipment GK	1	\$19,300	\$19,300
Equipment GL	1	\$19,400	\$19,400
Equipment GM	1	\$19,500	\$19,500
Equipment GN	1	\$19,600	\$19,600
Equipment GO	1	\$19,700	\$19,700
Equipment GP	1	\$19,800	\$19,800
Equipment GQ	1	\$19,900	\$19,900
Equipment GR	1	\$20,000	\$20,000
Equipment GS	1	\$20,100	\$20,100
Equipment GT	1	\$20,200	\$20,200
Equipment GU	1	\$20,300	\$20,300
Equipment GV	1	\$20,400	\$20,400
Equipment GW	1	\$20,500	\$20,500
Equipment GX	1	\$20,600	\$20,600
Equipment GY	1	\$20,700	\$20,700
Equipment GZ	1	\$20,800	\$20,800
Equipment HA	1	\$20,900	\$20,900
Equipment HB	1	\$21,000	\$21,000
Equipment HC	1	\$21,100	\$21,100
Equipment HD	1	\$21,200	\$21,200
Equipment HE	1	\$21,300	\$21,300
Equipment HF	1	\$21,400	\$21,400
Equipment HG	1	\$21,500	\$21,500
Equipment HH	1	\$21,600	\$21,600
Equipment HI	1	\$21,700	\$21,700
Equipment HJ	1	\$21,800	\$21,800
Equipment HK	1	\$21,900	\$21,900
Equipment HL	1	\$22,000	\$22,000
Equipment HM	1	\$22,100	\$22,100
Equipment HN	1	\$22,200	\$22,200
Equipment HO	1	\$22,300	\$22,300
Equipment HP	1	\$22,400	\$22,400
Equipment HQ	1	\$22,500	\$22,500
Equipment HR	1	\$22,600	\$22,600
Equipment HS	1	\$22,700	\$22,700
Equipment HT	1	\$22,800	\$22,800
Equipment HU	1	\$22,900	\$22,900
Equipment HV	1	\$23,000	\$23,000
Equipment HW	1	\$23,100	\$23,100
Equipment HX	1	\$23,200	\$23,200
Equipment HY	1	\$23,300	\$23,300
Equipment HZ	1	\$23,400	\$23,400
Equipment IA	1	\$23,500	\$23,500
Equipment IB	1	\$23,600	\$23,600
Equipment IC	1	\$23,700	\$23,700
Equipment ID	1	\$23,800	\$23,800
Equipment IE	1	\$23,900	\$23,900
Equipment IF	1	\$24,000	\$24,000
Equipment IG	1	\$24,100	\$24,100
Equipment IH	1	\$24,200	\$24,200
Equipment II	1	\$24,300	\$24,300
Equipment IJ	1	\$24,400	\$24,400
Equipment IK	1	\$24,500	\$24,500
Equipment IL	1	\$24,600	\$24,600
Equipment IM	1	\$24,700	\$24,700
Equipment IN	1	\$24,800	\$24,800
Equipment IO	1	\$24,900	\$24,900
Equipment IP	1	\$25,000	\$25,000
Equipment IQ	1	\$25,100	\$25,100
Equipment IR	1	\$25,200	\$25,200
Equipment IS	1	\$25,300	\$25,300
Equipment IT	1	\$25,400	\$25,400
Equipment IU	1	\$25,500	\$25,500
Equipment IV	1	\$25,600	\$25,600
Equipment IW	1	\$25,700	\$25,700
Equipment IX	1	\$25,800	\$25,800
Equipment IY	1	\$25,900	\$25,900
Equipment IZ	1	\$26,000	\$26,000
Equipment JA	1	\$26,100	\$26,100
Equipment JB	1	\$26,200	\$26,200
Equipment JC	1	\$26,300	\$26,300
Equipment JD	1	\$26,400	\$26,400
Equipment JE	1	\$26,500	\$26,500
Equipment JF	1	\$26,600	\$26,600
Equipment JG	1	\$26,700	\$26,700
Equipment JH	1	\$26,800	\$26,800
Equipment JI	1	\$26,900	\$26,900
Equipment JJ	1	\$27,000	\$27,000
Equipment JK	1	\$27,100	\$27,100
Equipment JL	1	\$27,200	\$27,200
Equipment JM	1	\$27,300	\$27,300
Equipment JN	1	\$27,400	\$27,400
Equipment JO	1	\$27,500	\$27,500
Equipment JP	1	\$27,600	\$27,600
Equipment JQ	1	\$27,700	\$27,700
Equipment JR	1	\$27,800	\$27,800
Equipment JS	1	\$27,900	\$27,900
Equipment JT	1	\$28,000	\$28,000
Equipment JU	1	\$28,100	\$28,100
Equipment JV	1	\$28,200	\$28,200
Equipment JW	1	\$28,300	\$28,300
Equipment JX	1	\$28,400	\$28,400
Equipment JY	1	\$28,500	\$28,500
Equipment JZ	1	\$28,600	\$28,600
Equipment KA	1	\$28,700	\$28,700
Equipment KB	1	\$28,800	\$28,800
Equipment KC	1	\$28,900	\$28,900
Equipment KD	1	\$29,000	\$29,000
Equipment KE	1	\$29,100	\$29,100
Equipment KF	1	\$29,200	\$29,200
Equipment KG	1	\$29,300	\$29,300
Equipment KH	1	\$29,400	\$

3. HOUSING CONSTRAINTS

The provision of adequate and affordable housing opportunities is an important goal of the County. However, a variety of factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government codes, and physical and environmental constraints. This section addresses these potential constraints that affect the supply of housing in Kern County.

A. Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment, and can potentially hinder the production of new housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address such constraints. The section below analyzes these market constraints as well as the activities that the County undertakes to mitigate their effects.

1. Development Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, wide variation within each construction type exists depending on the size of the unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others.

In addition to construction, the price of land is also one of the largest components of housing development costs. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (i.e. steep slopes, soil stability, seismic hazards or flooding) can also be factor into the cost of land.

Based on assessments from recent multi-family developments in the County, the average cost to construct an apartment unit in the unincorporated area is approximately \$118,000 (including the cost of land). The estimated average cost of a single-family home in Kern County varies. According to an active non-profit developer, the cost is approximately \$95,000 for a basic 1,200 sq. ft. home. Active for-profit developers estimated the average cost to be \$100,000 for starter homes to \$270,000 for high-end homes. Land costs for single-family homes range between 20% to 25% of total home costs. Home costs vary significantly depending upon the quality of materials used, the size of the unit and lot, the location, as well as the number and quality of amenities provided.

Prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, costs generally decrease as builders benefit from economies of scale.

Another key component is the price of raw land and any necessary improvements. In the unincorporated areas, residential land costs vary from \$50,000 to \$60,000 per acre for multi-

family-zoned bare land with improvements (water, sewer, etc.). For single-family bare land with improvements, costs are about \$30,000 per acre.

2. Home Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance.

The primary concern in a review of lending activity is to see whether home financing is generally available to all income groups in the community. In 1996, the County prepared an *Analysis of Impediments to Fair Housing Choice* which included an analysis of HMDA data. The following summarizes the conclusions of this prior HMDA analysis:

- Loan application, origination, and denial rates for the County are consistent with national patterns.
- In the County, there were fewer home purchase loan applications from combined low/moderate and middle income census tracts than from upper income census tracts.
- There is a significantly higher denial rate for applicants in low/moderate census tracts than for all applicants in the County.
- Although loan denial rates by race/ethnicity are similar to national rates, the corresponding proportion of incomplete applications is higher than the national rate for all groups in the County.
- Loan denial rates in the County were significantly higher in tracts with more than 50 percent minority population than in tracts with less than 20 percent minority population.

The *Analysis of Impediments to Fair Housing Choice* contains several recommended actions to specifically address improved access to mortgage financing. These actions include the following:

- Marketing to minority and low income communities through bilingual advertising, Spanish language infomercials about the home buying and prequalification processes, and bilingual educational videos regarding home purchase programs available.
- Cooperation between lenders and realtors in minority or low/moderate income areas to make them aware of loan opportunities for prospective homebuyers.
- Outreach to minority and low/moderate income community through expanded public information.
- Continue to promote housing opportunities for families outside areas of low-income and minority concentration.

B. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development and improvement of housing. This section discusses potential governmental constraints as well as policies that encourage housing development in the unincorporated areas of Kern County.

1. Land Use Controls

The Land Use Element of the Kern County General Plan sets forth the policies for guiding development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses within the unincorporated areas of the County. As described in Table 25, the General Plan has eight residential designations permitting a varying level of density for rural and more urban residential uses.

Table 25
General Plan Residential Land Use Categories

County General Plan Land Use Designation	Metro Bakersfield General Plan Designation	Permitted Density	Residential Types/Character
5.1	HR	29 DU/Net Acre Maximum	High Density Apartments and condominiums in walking distance to urban commercial centers, with minimum of 1,502 sf of site area per unit.
	HMR	17.42 DU/Net Acre Maximum	Small multi-family structures, such as duplexes, triplexes, and mobilehome parks, with a minimum site area of 2,500 s.f. per unit.
5.2		16 DU/Net Acre Maximum	Small multi-family structures, such as duplexes, triplexes, and mobilehome parks, with 2,722 sf of site area per unit.
5.3	LMR	10 DU/Net Acre Maximum	Urban single-family development on lots with a minimum average size of 4,356 sf.
	LR	7.26 DU/Net Acre Maximum	Urban single-family development with an average lot size of 6,000 s.f.
5.4, 5.45	SR	4 DU/Net Acre Maximum	Single-family development on lots with a minimum size of ¼ net acre.
5.5, 5.51		1 DU/Net Acre Maximum	Single-family homes with rural service needs in the valley and desert regions, while in the mountain region, residential uses will require urban service provision.
5.6	RR	2.5 Gross Acres/DU	A rural designation in all planning regions.
5.7, 5.75		5.0 Gross Acres/DU	Designated in rural areas surrounding urban and community centers, characterized by widely separated housing units lacking connections to public water and sewer infrastructure.
5.8, 8.1, 8.2, 8.3, 8.5		20+ Gross Acres/DU	Designated in the outlying, less settled areas, characterized primarily by part-time agricultural pursuits.

sf = Square feet

Specific Plans

A specific plan can be prepared for any defined geographic area that might benefit from specialized land use regulations and development standards. In Kern County, specific plans are used to implement goals, objectives, and policies of the General Plan in a more detailed and refined manner unique to a sub-area of the County.

A specific plan acts as a versatile tool for implementing planning policy by providing a detailed plan for the development of a specific area. The specific plan implements the local General Plan by creating a bridge between General Plan policies and individual development proposals. Ideally, a specific plan directs all facets of future development: from the distribution of land uses to the location and sizing of supporting infrastructure, from methods of financing of public improvements to standards of development. The County uses over 20 specific plans to plan for future development.

2. Residential Development Standards

The County regulates the type, location, density, and scale of residential development primarily through the Planning and Zoning Ordinance, while the subdivision of land is regulated through the Land Division Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the County General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. Table 26 summarizes the residential land use zones.

Residential Development Standards in Residential Zones

The minimum residential lot size specified under zoning ranges from $\frac{1}{4}$ acre to 6,000 square feet. The maximum height limit for residential units is 35 feet. Setbacks are the same for Estate, Low Density, and Medium Density Residential zones. The High Density Residential and Mobile Home Park zones have reduced front yard setbacks. Parking standards are uniform for each residential zone: two parking spaces per unit. In practice, the County utilizes the variance procedure to allow one space per unit for senior housing. In summary, the County's standards are reasonable, and do not serve as a constraint to development. Certain types of projects are eligible for modified standards, discussed later in this chapter.

Table 26
Zoning Ordinance Residential Development Standards

Development Standard	Residential Zone				
	E	R-1	R-2	R-3	MP
	Estate	Low Density	Medium Density	High Density	Mobile Home Park
Density	4 du/ac	10du/ac	16 du/ac	29 du/ac	See note 4
Min. Lot Size	10,870 sf ^{1,2}	6,000 sf ²		6,000 sf	None
Min. Lot Area	No more than 1 du / min. lot size		2,722 sf/du	1,500 sf/du	None ³
Front Yard	• 55' from local street c.l. • 70' from collector c.l. • 80' from arterial c.l.			• 45' from local street c.l. • 60' from collector c.l. • 70' from arterial c.l.	• 35' from local street c.l. • 50' from collector c.l. • 60' from arterial c.l.
Side Yard	• Not <5' • Not <10' on corner lot • Not <25' on reverse corner lot				None For corner lot, front yard req.
Rear Yard	Not < 5'				None For corner lot, front yard req.
Height	• 35' (3 stories) for residential structure • 35' (2 stories) for detached accessory structures • 80' for antennae			45' (4 stories)	• 25' (2 stories) for mobile home • 35' (2 stories) for com. Rec. facility • 80' for antennae
Minimum Distance Between Structures	• 10' between residential structures • 6' between residential and accessory				• 10' side to side • 8' side to rear • 6' rear to rear
Parking	2 spaces per dwelling unit				

Source: Kern County Zoning Ordinance, December 1999.

sf = square feet; du = dwelling unit; c.l. = center line

1 = Unless combined with Lot Size Combining District where larger minimum lot size is specified

2 = Unless combined with Cluster Combing District where smaller minimum lot size is specified

3 = Except must comply with overall density/intensity of General Plan land use category.

4 = Density is regulated by the applicable General Plan land use category.

Residential Development in Non-Residential Zones

In addition to residential districts, the County's Zoning Ordinance also permits residential uses by right in the Commercial Office (CO), Neighborhood Commercial (C-1), General Commercial (C-2), and Highway Commercial (CH) districts, provided units are located entirely above the ground floor commercial. Apartments, condominiums, mobile homes, and single-family homes are also conditionally permitted in these commercial districts without the requirement for ground floor commercial use.

Limited residential uses are also permitted in the Light Industrial (M-1), Medium Industrial (M-2), and Heavy Industrial (M-3) district. Permitted residential uses include manager, caretaker, or proprietor quarters, including a mobile home. Conditionally permitted residential uses include dwelling units located entirely above the ground floor of a commercial building and a single-family unit not accessory to an industrial use in the M-1 zone. In the M-2 and M-3 zones, a single-family unit not accessory to an industrial use is conditionally permitted.

The Exclusive Agriculture (A) and Limited Agriculture (A-1) districts permit farm labor housing, single family homes, and residential care facilities, and second units subject to a conditional use permit.

Limited residential uses are also permitted and conditionally permitted in the Recreation-Forestry (RF) District, Natural Resources (NR) District, Floodplain Primary (FPP) District, and Platted Lands (PL) District.

Flexibility in Development Standards

The County offers mechanisms that facilitate the provision of a diversity of housing types. These mechanisms provide greater flexibility with regard to residential development standards than in conventional residential zone districts. Such mechanisms include the Precise Development Combining District (PD), Cluster Combining District (CL) and density bonuses, described in more detail below.

Cluster (CL) Combining District: The purpose of the Cluster (CL) Combining District is to promote development of imaginative, well-designed residential and commercial developments which preserve open space, promote affordable housing, and maximize the use of shared public and private recreation facilities. The CL District may be combined with the Estate (E), Low Density Residential (R-1), Medium-Density Residential (R-2), High Density Residential (R-3), Commercial Office (CO), Neighborhood Commercial (C-1), General Commercial (C-2), or Highway Commercial (CH) Districts. The regulations established by the CL District shall be in addition to the regulations of the base district with which the CL District is combined.

There is no minimum lot area per dwelling unit in a CL District, except that overall project density must not exceed a 10% increase above the overall density established by the applicable General Plan land use category. Where applicable General Plan or Specific Plan designations allow a density greater than one dwelling unit per 2.5 acres, the maximum permitted density shall be calculated on a "net" basis which excludes existing and proposed roads.

An application for site development plan review must be submitted to and approved by the Planning Director, the Planning Commission, or must go before the Board of Supervisors when submitted in conjunction with an application of a change of zone classification.

Development standards in the CL District are three fold:

- 1) All development must be consistent with the goals and policies of the General Plan and the uses and density and intensity standards of the land use category applicable to the area in which the property is located.
- 2) Development within the CL District must be demonstratively superior to the development that could occur under the base district regulation applicable to the property. In making this determination, the following factor will be considered: provision of open space, uniqueness of design features, level of amenities provided, retention of natural topography and/or vegetation, overall enhancement of the community environment, and compatibility with uses in the area.
- 3) All development must comply with any additional conditions deemed necessary or appropriate by the Planning Director or Board of Supervisors to promote the public health, safety, and welfare.

Precise Development (PD) Combining District: The purpose of the Precise Development Combining District is to designate areas with unique site characteristics, environmental conditions or areas surrounded by sensitive land uses to ensure that development in such areas is compatible with such constraints. All development in the PD Combining District is subject to Special Development Standards. The application of the PD District may be initiated by either the property owner or the County. The PD District may be combined with any base district. The regulation established by the PD District shall be in addition to the regulations of the base district. This is typically the way that new multi-family zoned land is accommodated.

Site Development Plan Review is not required for a single family residence on a single lot. For all other development, an application for site development plan review must be submitted and approved by the Planning Director or the Board of Supervisors. The Planning Director may waive this requirement in cases where the proposed development is the subdivision of property, and no other development is proposed. Additionally, this requirement is waived in those instances where the proposed development requires approval of a conditional use permit.

Development standards in the PD District are two fold:

- 1) All development must be consistent with the goals and policies of the General Plan and the uses and density and intensity standards of the land use category applicable to the area in which the property is located.
- 2) All development must comply with any additional conditions deemed necessary or appropriate by the Planning Director or Board of Supervisors to promote the public health, safety, and welfare.

Special Planning (SP) District: The purpose of the Special Planning (SP) District is to encourage and facilitate the innovative use of land which may otherwise be limited or prohibited by the standard provisions of the Zoning Ordinance. The SP District is designed to allow diversity in the relationship between buildings and open spaces so as to create unique, interesting physical environments that maximize usable open space, while at the same time to preserve the public health, safety, and welfare. All development in the SP District must be consistent with the County General Plan. The minimum site area for the SP District is 5 acres. The SP District allows deviation from the zoning requirements if the development is demonstratively superior to the development that could occur under the zoning district or combination of zoning districts applicable to the project site using the following factors:

- 1) Appropriateness of the use at the proposed location
- 2) The mix of housing styles and costs
- 3) Provision of units affordable to persons and families of low and moderate income or to lower income households
- 4) Provision of infrastructure improvements, including community water distribution and sewage collection and treatment systems
- 5) Provision of open space
- 6) Compatibility of uses within the development area
- 7) Use of innovative technology and materials
- 8) Overall contribution to the enhancement of the environment of the County
- 9) Creativity in design and use of land.

Density Bonus: The County offers density incentives for projects which provide desired elements including infrastructure, affordable housing, day care, and clustered development. A qualifying project may receive one of the following density bonuses:

- 1) A density bonus of up to 20% granted to residential projects of five or more units located in the Low Density Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), Mobilehome Park (MP), or General Commercial (C-2) Districts that provide complete infrastructure improvements, including community water distribution and sewage collection and treatment systems.
- 2) A density bonus of 25% granted to specified residential projects of five or more units in which at least 20% of the units are affordable to persons and families of lower income or in which 10% of the units are affordable to very low income households, or 50% of the units will be provided for qualifying residents. The

applicant may request a waiver of standards as authorized by Section 65915 of the Government Code.

- 3) A density bonus of 20% granted to residential developments of 50 or more units within the Medium Density Residential (R-2), High Density Residential (R-3), Mobilehome Park (MP), or General Commercial (C-2) Districts when on-site daycare facilities are provided.
- 4) A density bonus of 10% granted to residential developments in conjunction with submittal and approval of a Cluster Plan.

3. Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, factory-built housing, mobile homes, farm labor housing, emergency shelters, and transitional housing among others. Table 27 below summarizes the housing types permitted and conditionally permitted under the County's Zoning Ordinance.

The County offers a diversity of housing types that are available for all economic segments of the community as well as more vulnerable members of the community, including those earning lower income, seniors, disabled households, farmworkers, and the homeless, among others. These include secondary residential units, mobile homes, and other more affordable housing opportunities.

Table 27
Housing Types Permitted by Zone District

Housing Type	E	R-1	R-2	R-3	CO	C-1	C-2	C-3	M-1	M-2/ M-3	A	A-1	RF	NR	FPP
Single-Family du	√	√	√	√	c	c	c	c	c	c	√	√	√	√	c
Multi-Family du		√	√	√	c	c	c	c							
Manufactured/Mobile-home	√	√	√	√	c	c	c	c		c	√	√	√	√	c
Residential Facility ≤ 6	√	√	√	√							√	√	√		
Residential Facility > 6				√		√									
Community Care Facilities	c	c	c	c	c	c	√			c	c	c	c		
Rehabilitation Facility	c	c	c	c							c	c			
Retirement/Rest Home	c	c	c	c	c	c	√						c		
2 nd Unit	c	c									c	c	c		
Boarding House			c	√	c	c	c								
Residential Hotel				c	c	c	c								
DU above ground floor					√	√	√	√	c						
Emergency Shelter	c	c	c	c	c	c	√	√	√	√			√	c	
Logging Camp													c	c	
Farm Labor Housing for contract employees											√				
Farm Labor Housing for on-site employees											√	c		c	

Source: Kern County Zoning Ordinance, December 1999.

√ = permitted by right; c = conditionally permitted

du = dwelling unit

Multi-Family Units: The Zoning Ordinance permits multi-family housing in three of the four residential zones (R-1, R-2, and R-3) by right. Densities range from 10 units per acre to 29 units per acre.

Manufactured Housing/Mobile Homes: Manufactured housing and mobile homes offer an affordable homeownership option to many low- and moderate-income households. In accordance with State law, the Kern County Zoning Ordinance allows manufactured housing by right in all residential zones. In addition, mobile homes are conditionally permitted in several commercial and industrial districts. The Kern County Zoning Ordinance also establishes a Mobile Home Park (MP) District for mobilehome park subdivisions and recreational vehicle parks. Nearly 22,000 mobile homes are located in unincorporated areas of the County, comprising 22% of the housing stock.

Residential Care Facilities: The Zoning Ordinance permits any family home, group care facility, or similar facility for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. Residential facilities accommodating less than or equal to 6 persons are permitted in all residential zones, as well as the Agricultural (A) and Recreation Forestry (RF) zones. Residential facilities accommodating more than six persons are permitted in the High Density Residential (R-3) and Neighborhood Commercial (C-1) Districts.

Both the Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments. A similar waiver might not be required for a different type of group home where residents are not physically disabled. Whether a particular modification is reasonable depends on the facts, and must be decided on a case by case basis.

Community Care Facilities: The Zoning Ordinance permits facilities, places or buildings that are maintained and operated to provide nonmedical residential care, day treatment, adult day-care, or home finding agency services. Community care facilities are permitted in the General Commercial (C-2) District and conditionally permitted in all residential districts, Commercial Office (CO) and Neighborhood Commercial (C-1) Districts, Agricultural Districts (A, A-1) and Recreation-Forestry (RF) District. According to State Licensing records, 35 board and care facilities with over 400 beds are located in the County.

Second Units: Second units are designed to provide an opportunity for the development of small rental units as one way of providing affordable housing for low- and moderate-income individuals and families, as well as seniors and the disabled. Second units are conditionally permitted in the Estate (E), Low Density Residential (R-1), Agriculture (A), and Recreation-Forestry (RF) districts. The second unit may not exceed 900 square feet, or 50% of the total floor area of the principal dwelling unit, whichever is greater. Separate kitchen, bathroom, and

entrance are required. The lot upon which the secondary unit is built must be a minimum of 7,500 square feet. The property owner must occupy either the principal dwelling or secondary unit.

Farmworker Housing: Agriculture comprises Kern County's primary economy. In calendar year 2000, 994 agricultural establishments were recorded in Kern County, supporting a monthly average of 47,550 agricultural workers. The Zoning Ordinance permits farm labor housing for on-site employees¹¹ by right in the Agricultural (A) District and conditionally in the Limited Agriculture (A-1) and Natural Resource (NR) Districts. For contract employees¹², housing is permitted by right in the Agricultural (A) District. In addition to farm labor camps, permanent housing for farmworkers is also provided in the County's residential districts, such as that developed by Self-Help Enterprises and USDA Rural Development. As of 2002, 18 privately owned farm labor camps existed in the County providing housing for 469 employees. In addition, the Housing Authority of the County of Kern (HACK) owns and operates 2 seasonal housing projects with 210 units, and 5 year-round farm worker housing projects totaling 281 units. The County will continue to facilitate the creation of farmworker housing through by-right zoning, and through funding support such as through the HOME program.

Emergency Shelters: Emergency shelters are categorized as institutional uses by the County Zoning Ordinance and defined as charitable or public service organizations. Emergency shelters are permitted by right in several commercial and manufacturing districts (C-2, C-3, M-1, M-2, M-3, and RF) and conditionally permitted in all residential districts, Neighborhood Commercial, and Natural Resources districts (E, R-1, R-2, R-3, C-1, and NR). The Conditional Use Permit (CUP) requirements for emergency shelters are the same as the requirements for other uses in the zones. The requirements exist to ensure the health, safety, and welfare of the property and residents.

The major providers of emergency shelter in the County are the Bakersfield Homeless Center and the Bakersfield Rescue Mission. The Bakersfield Homeless Center has capacity of 110 beds for men, 9 beds for women, 27 beds for families, and an additional 25 beds for men or women depending on the need. The Bakersfield Rescue Mission has space for approximately 40 women and children, and 80 men. The Mission has capacity for 138 persons per meal, and serves two meals per day. The Alliance Against Family Violence and Sexual Assault provides a 30-day emergency shelter for approximately 36 battered women and children. In addition, the High Desert Women's center in Ridgecrest provides space for 10 battered women.

Transitional Housing: Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional

¹¹ "Farm labor housing, on-site employee" is defined in the Zoning Ordinance as living quarters, either single-family or group housing related to commercial agricultural uses, provided for full-time, year round farm laborers employed on the site or on lands owned or leased by the owner of the living quarters, and who derive their primary source of yearly income from this employment.

¹² "Farm labor housing, contract labor" is defined in the Zoning Ordinance as living quarters, either single-family or group housing, provided by a labor contractor for farm laborers which are not full time farm employees on lands owned or leased by the owner of the living quarters.

housing typically offers case management and support services to return people to independent living as soon as possible, typically between 6 – 24 months. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments. The Kern County Zoning Ordinance provides for transitional housing within several different categories of use (in part related to the nature of the homeless population being served): rehabilitation facilities, community care facilities, and single and multi-family residential structures. Two multi-family transitional housing projects currently operate in the unincorporated area near Bakersfield. The Transitional Housing Center is operated by HACK and is a stand-alone transitional housing facility consisting of seven units. Building Blocks is also in the unincorporated area near Bakersfield, and provides transitional housing for foster care children. These projects were approved in multi-family housing zones, and met all the requirements of the zone.

The County routinely approves many other types of transitional housing facilities, including over 12 community care, residential care and rehabilitation facilities over the past decade, two of which received parking variances. These facilities which house and provide supportive services for persons at high risk of homelessness have been accommodated in a variety of zone districts, including agricultural, single and multi-family, and commercial-office. The County will continue to offer zoning procedures which serve to facilitate the provision of transitional housing.

4. Site Improvements & Development Fees

On- and off-site improvements are important components of new development and include schools, drainage, and roadways serve the new development. The County requires the payment of fees for schools, storm drain systems, and traffic signals. The developer is also required to construct all internal streets, sidewalks, curb, gutter, and affected portions of off-street arterials. New residential construction will either occur as infill, where infrastructure is already in place. Development impact fees such as capital facility fees (e.g. schools and circulation system) and service connection fees (e.g. sewer connections) are identified in Table 28.

The County also collects fees from developers to cover the costs of planning and processing permits. Processing fees are calculated based on average staff time and material costs required to process a particular type of case. Planning and processing fees are summarized in Table 28.

Planning and processing fees, combined with costs for the required site improvements, add to the cost of housing. In 1999, Kern County was part of an 89-jurisdiction survey to determine residential development fees. Single-family homebuilders in Kern County paid on average \$11,887 per unit for a 25-unit subdivision, which is lower than the South Valley average of \$13,875 and substantially lower than the San Joaquin Valley average of \$18,728. Owners of new infill homes in Kern County paid an average of \$11,710, slightly higher than the South Valley average of \$10,593, but substantially lower than the San Joaquin Valley average of \$14,631. Apartment developers in Kern County paid an average of \$6,780 per units, which is lower than the South Valley average (\$7,280) and San Joaquin Valley average (\$10,929).

Requiring developers to construct site improvements and/or pay fees toward the provision of infrastructure, public facilities, services, and processing will increase the cost of housing. While these costs may impact housing affordability, these requirements are deemed necessary to maintain the quality of life desired by County residents, and are consistent with the goals of the County General Plan.

Table 28
Development and Planning/Processing Fees

Development Fee	Cost
School Impact Fee	\$2.05 per square foot
Habitat Conservation Plan Impact Fee	\$1,240 per acre for areas in 2010 Plan area (Metropolitan Bakersfield)
Drainage Fee	No fee unless a grading permit required
Traffic Impact Fee	\$2,197/unit in 2010 Plan area \$1,461/unit in Rosamond
Planning/Processing Fee	Cost
<i>Discretionary Zoning</i>	
Conditional Use Permit	\$570 + \$25/ot
Conditional Use Permit – Preliminary Review	\$115
Precise Development Plan	\$710 + \$25/lot
Precise Development Plan – Preliminary Review	\$95
Variance or Modification	\$285
Variance or Modification – Preliminary Review	\$35
Zone Change	\$850 + \$25/lot
Zone Change – Preliminary Review	\$75
<i>Zoning - Ministerial</i>	
Architectural Design	\$65
Density Bonus Permit	\$65
Hillside Development Plot Plan Review	\$180
Precise Development Plan Modification	\$235
Site Plan Review (building permits . \$10,000 valuation)	\$30
<i>General Plan</i>	
General Plan Amendment	\$1,100
<i>Environmental</i>	
Environmental Impact Report	\$1,185 minimum
Initial Study	\$805 minimum
Negative Declaration	\$805 minimum
<i>Tracts</i>	
Tentative Tract Map	\$330 – \$25/lot
Tentative Tract Map – Preliminary Review	\$390

Source: Development Fee information: Robert Sawyer, County of Kern, December 14, 2001.

Planning/Processing Fee information: Kern County Resource Management Agency Land Development Services Fee Schedule as of September 1, 2000.

5. Development Permit Procedures

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer. The following discussion outlines the level of review required for various permits and timelines associated with those reviews.

Ministerial Permits Issued by Planning Director

- √ Site plan review
- √ Mobile home park plot plan review
- √ Density bonus

Once an application is submitted, the County has seven calendar days to determine completeness. If no Precise Development (PD) zoning occurs on the site, then ministerial site plan review is the only requirement in conjunction with the building permit. Most areas zoned for multi-family residential development prior to 1986 only require site plan review. Once the application is complete, the Planning Director has seven days to issue or deny the requested permit. If denied, the applicant may appeal the decision to the Planning Commission within seven days. The Planning Commission considers the appeal within 30 days.

Discretionary Permit Issued by Planning Director

- √ Precise Development Plan Review
- √ Cluster Development Plan Review
- √ Variances
- √ Zone Modification

Once an application is submitted, the County has 30 calendar days to determine completeness. For Precise Development Plan review, it takes three weeks for the application to go to the Preliminary Application Review Committee. A public hearing date is set once the appropriate environmental documentation is complete, if required. Environmental documentation takes five to six months for a negative declaration. An Environmental Impact Report is only required with very large developments. If no environmental documentation is required, the Planning Director's hearing is set in four weeks. Ten days prior to the public hearing public noticing requirements must be fulfilled. At the public hearing, the Planning Director may approve, conditionally approve, or deny the application. If denied, the applicant may appeal the decision to the Board of Supervisors within 14 days.

Discretionary Permit Issued by Planning Commission

- ✓ Conditional Use Permit
- ✓ Tentative Tract Map

Discretionary Permit Reviewed by Planning Commission Prior to Board of Supervisors' Consideration

- ✓ Special Planning Site Development Plan
- ✓ Zone Change
- ✓ General Plan or Specific Plan adoption or amendment

Once an application is submitted, the County has 30 calendar days to determine completeness. A public hearing date is set once the appropriate environmental documentation is complete, if required. Environmental documentation takes five to six months for a negative declaration. An Environmental Impact Report is only required with very large developments. If no environmental documentation is required, the Planning Commission hearing is set in seven weeks. Ten days prior to the public hearing public noticing requirements must be fulfilled. At the public hearing, the Planning Commission may approve, conditionally approve, or deny the application within 35 days of the close of public testimony. If denied, the applicant may appeal the decision to the Board of Supervisors within 14 days.

Discretionary Permit Issued by Board of Supervisors

- ✓ Special Planning Site Development Plan
- ✓ Zone Change
- ✓ General Plan or Specific Plan adoption or amendment

Once an application is submitted, the County has 30 calendar days to determine completeness. If the application is complete, with the appropriate environmental documentation if required, a public hearing date is set. Environmental documentation takes five to six months for a negative declaration. An Environmental Impact Report is only required with very large developments. Ten days prior to the public hearing public noticing requirements must be fulfilled. At the public hearing, the Board of Supervisors may approve, conditionally approve, or deny the application within 35 days of the close of public testimony. No appeal from a decision by the Board of Supervisors is available.

Kern County's Board of Supervisors has made significant improvements in removing constraints to development with the combination of the review personnel from Planning, Building, Environmental Health Services, Fire Department, Waste Management, and Roads located at one public counter. In 1992, the Board of Supervisors directed the formation of the Kern County Council on Competitiveness with the charge of helping to change policies and eliminate business hurdles wherever possible.

The County Resource Management Agency (RMA) provides coordination, integration, and management oversight to the Planning Department, Transportation Management, Environmental Health Services, and Engineering and Survey Services. Regarding regulation, Engineering and Survey Services streamlined Workers Compensation and Contractor's License

tracking. The Planning Department introduced the use of phone/fax for early CEQA consultation, eliminating 35 days from the process; eliminated the requirement that plot plans be submitted for over 12 types of permits; eliminated landscape plan requirements for lots under one-half acre; simplified lot line adjustment processing; and reduced processing costs. With regard to permit processes, the Planning Department has reduced environmental analysis from 11 to 3 pages; given counter staff the authority to sign-off on zoning approvals for building permits which streamlines permit issuance and frees up planners; adopted a system for over the counter review of lot line adjustments by appointment which provides timely response to customers and shortens processing from 30 days to 3 to 5 days; instituted a Preliminary Application Review Committee to assist and expedite the Permitting Process as it relates to residential and general land development projects. In addition, RMA instituted a Customer Service Center to provide better and more direct service to the public by having representative staff of the following County Departments: Engineering and Survey Services, Waste Management, Roads, and Planning.

6. Building Codes and Enforcement

Kern County has adopted the Uniform Building Code and the Uniform Housing Code, which establish standards and require inspections at various stages of construction to ensure code compliance. The County's building code also requires new residential construction to comply with the federal American with Disabilities Act, which specifies a minimum percentage of dwelling units in new developments that must be fully accessible to the physically disabled. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The County's Environmental Health Services Department is responsible for enforcing both State and County regulations governing the maintenance of all buildings and properties. Complaints filed from the public are investigated through the Code Compliance Division of Engineering and Survey Services regarding health and safety. Code Compliance receives approximately 3,600 complaints a year which staff must investigate to make sure all dwelling units are adequate, healthy, and safe. If a problem is found, the property owner is referred to the appropriate jurisdictional agency.

7. Public Policy Constraints

Certain State and Federal requirements may act as a barrier to the development or rehabilitation of housing, and affordable housing in particular. These include State prevailing wage requirements, Federal lead based paint rules, Article 34 of the State Constitution, and real estate tax exemptions for housing owned by non-profit owned corporations. Each of these is described below:

State Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) has recently greatly expanded the kinds of projects in which payment of prevailing wages are required. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would now be construed to be paid for in part out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages vary based on the skill level of the occupation, some housing developers believe that prevailing wages add to the overall cost of development. To the extent that this is true, in the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are not however required to pay prevailing wages:

- Residential projects financed through issuance of bonds that receive an allocation through the State;
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates; or
- Low income housing projects that are allocated federal or state low income housing tax credits (As of January 2003, tax credit projects will be required to pay prevailing wages).

Article 34 (Public Housing Project Law)

Article 34 of the State Constitution requires a majority vote of the electorate to approve the development, construction or acquisition by a public body of any "low rent housing project" within that jurisdiction. In other words, for any projects where at least 50% of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval known as "Article 34 authority" to authorize that number of units. Frequently, jurisdictions would obtain blanket authority for a stated number of units which individual projects would qualify under. Currently, the Housing Authority of the County of Kern (HACK) has Article 34 authority for 23 units in the unincorporated areas of the County.

In the past, Article 34 may have prevented certain projects from being built. In practice, most public agencies have learned how to structure projects to avoid triggering Article 34, such as limiting public assistance to 49% of the units in the project. HACK has been successful in partnering with nonprofit housing developers to assist in the production of affordable housing, and does not view Article 34 as a constraint in their efforts to provide low rent housing. Furthermore, the State legislature has enacted Sections 37001, 37001.3 and 37001.5

of the Health and Safety Code to clarify ambiguities relating to the scope of the applicability of Article 34 which now exist.

Lead Based Paint

According to the Centers for Disease Control, lead poisoning is the number one environmental health hazard facing children nationwide, with as many as 15 percent of all preschoolers affected. Lead based paint was banned in 1978. Houses built prior to 1978, therefore may contain some lead based paint, especially those constructed prior to 1950. The Residential Lead-Based Paint Reduction Act of 1992 focuses on reduction of hazards, risk assessment and prevention of childhood lead poisoning as a result of lead based paint. Virtually all HUD programs are subject to Title X which mandates that jurisdictions address the following areas of concern:

- Hazards. Any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible or friction surfaces.
- Risk Assessment and Interim Controls. Requires on-site analysis to determine the existence, severity, and location of lead hazards.
- Prevention and Treatment. Reduction of hazards before a health problem occurs. The age of the housing stock is an acceptable basis for determining the number of units containing lead based paint and need for abatement.

Federal lead based paint rules applied to the rehabilitation of housing, while critical to address health issues, do add significantly to the cost of rehabilitation. This is particularly true for single-family dwellings. According to the County's Housing Programs Manager, some housing rehabilitation cases never proceed because of the cost, thus leaving other health and safety hazards remaining.

C. Environmental, Infrastructure, and Public Service Constraints

Environmental factors and a lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. This section summarizes and analyzes the most pertinent constraints to housing in Kern County.

1. Environmental Constraints

Environmental constraints related to seismic activity, geology/topography, flooding potential, or other environmental issues can impact the cost associated with the maintenance, improvement, and development of housing. The Land Use Element of the Kern County General Plan regulates development within areas of potential environmental hazard through

use of constraints designations, described in the following section. Constraints on properties within the Metropolitan Bakersfield jurisdiction are identified through the County Zoning Ordinance and through the CEQA process when a development application is submitted.

Physical Constraint Overlays

The Land Use Element of the County General Plan contains designations denoting physical constraints applied to the natural hazardous areas comprised of fault zones, landslides, shallow groundwater, steep slopes and flood hazard areas. These overlays are shown on Figures 9 and 10. The definition of each hazard overlay and corresponding map code is shown below.

Seismic Hazard (Map Code 2.1) – Alquist-Priolo Special Study Zone and other recently active fault zones.

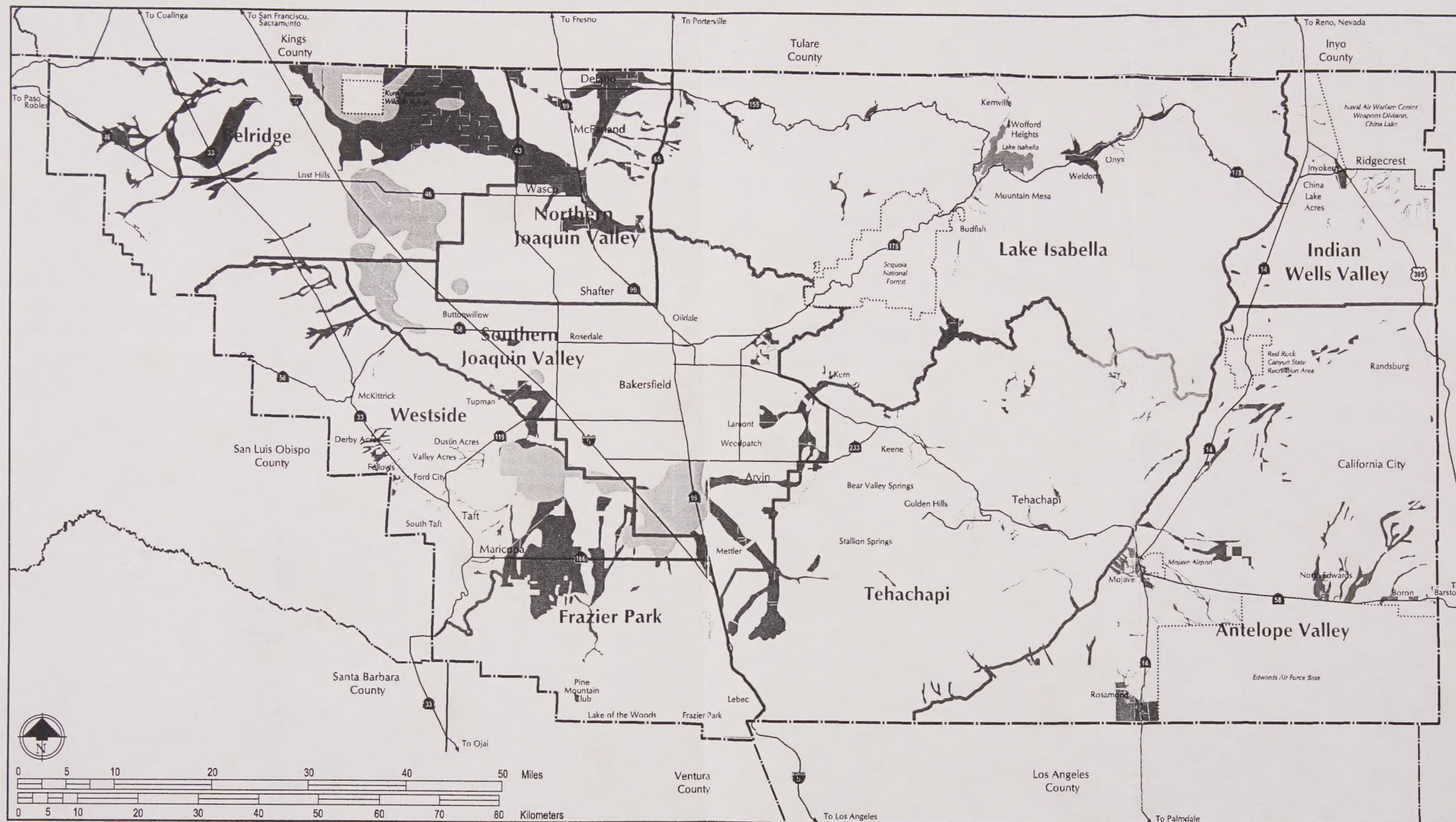
Landslide (Map Code 2.2) – Areas of downslope ground movement identified on the Kern County Seismic Hazard Atlas.

Shallow Groundwater (Map Code 2.3) – Groundwater within 15 feet of the land surface.

Steep Slope (Map Code 2.4) – Land with an average slope of 30 percent or steeper.

Flood Hazard (Map Code 2.5) - Special Flood Hazard Areas, as identified on FEMA Flood Insurance Rate Maps (FIRMs). Special Flood Hazard Areas consist of all areas within the 100-year floodplain.

These constraints overlays identify areas where development either needs to be mitigated to improve safety or is infeasible due to natural constraints.



Sources: Kern Council of Governments, CBA, Inc., 2001

Base Map Information

- Highways and arterials
- Kern County boundary
- County boundaries
- Regional Planning Area boundaries

Westside Regional Planning Area names

Flood Hazards

- Flood Hazards (2.5)

Note: Flood Hazards within the Metro Bakersfield areas are addressed separately through zoning overlays.

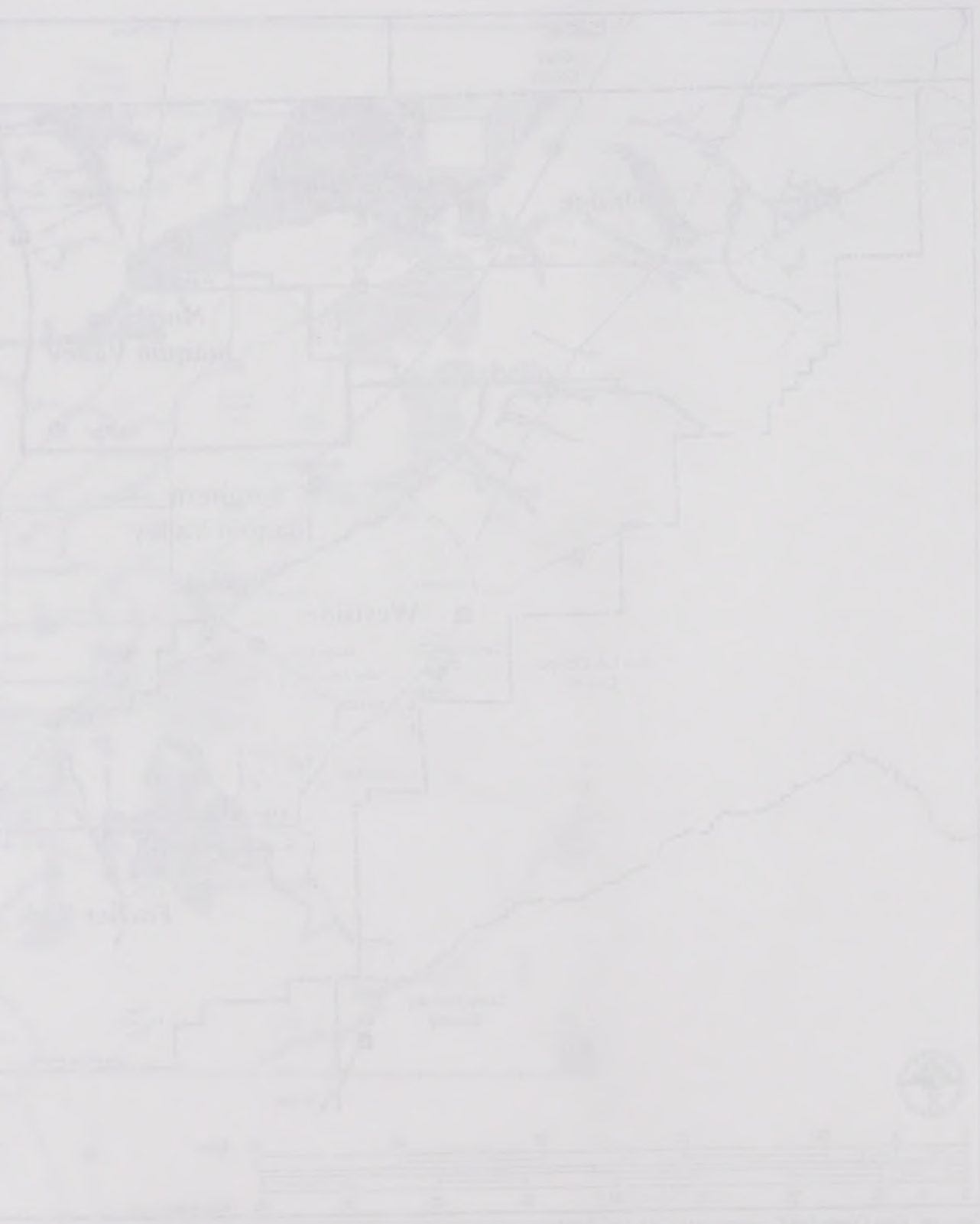
Shallow Ground Water

- Shallow Ground Water (2.3)



Figure 10

Overlay Constraints: Flooding and Shallow Ground Water



Map Information

Legend

- State boundaries
- County boundaries
- City boundaries
- Water bodies
- Topography

Scale: 1 inch = 10 miles

North Arrow

Map Date: 1998

Map Title: [Illegible]

Map Author: [Illegible]

Seismic Hazards

Earthquake shaking is largely caused by the release of seismic energy during periods of sudden displacement along a fault. Kern County is located in one of the more seismically active areas of the State, and may be subject to moderate or severe ground shaking at any time. According to the Kern County Zoning Ordinance, all unincorporated territory in the County is designated Seismic Zone 4 under the Uniform Building Code. The major faults and faulting systems in Kern County include the San Andreas, Garlock, White Wolf, Pond-Poso Creek, Kern Front, Owens Valley and Buena Vista faults.

As shown in Figure 9, the seismic hazard overlay (Map Code 2.1) is applied to areas throughout the County. This overlay corresponds to the earthquake faults shown on Figure 11. The predominant areas include the Garlock Fault near Tehachapi northeast to Randsburg, the Kern Canyon Fault from Keene north to Kernville, the White Wolf Fault near Arvin, Keene and Lamont and the San Andreas Fault in the southern portion of the County near Frazier Park and Lebec.

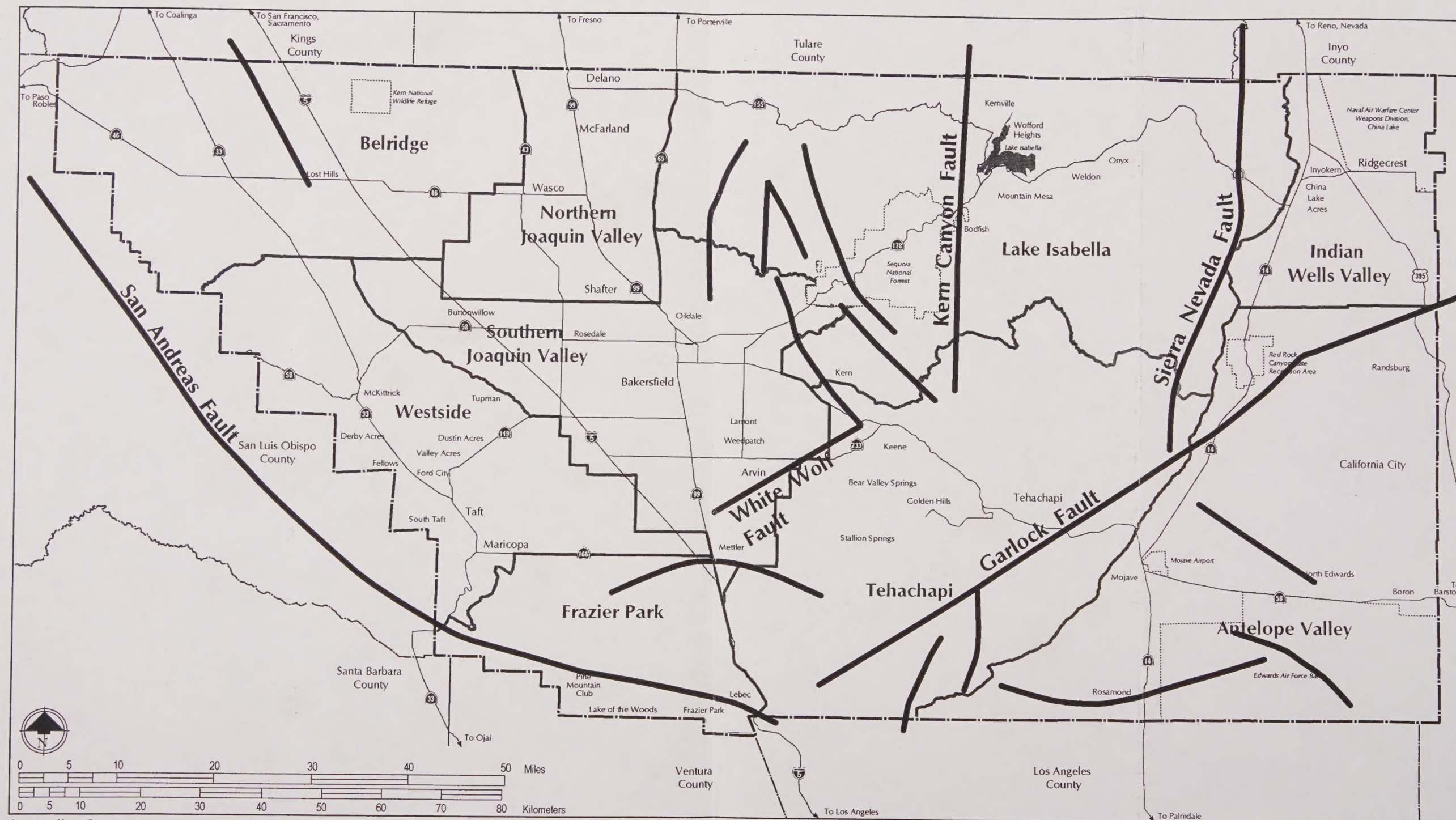
Past experience has shown that several types of landslides take place in conjunction with earthquakes. The most abundant types of earthquake induced landslides are rock falls and slides of rock fragments that form on steep slopes. The size of the area affected by earthquake-induced landslides depends on the magnitude of the earthquake, its focal depth, the topography and geologic conditions near the causative fault, and the amplitude, frequency composition, and duration of ground shaking. Human activity can increase the potential for landslides. Examples are roadcuts and building pads on hillsides where the bedding planes dip the same direction as the slope. This may allow water to act as a lubricant causing a landslide. Removal of stabilizing vegetation can increase the landslide potential as can poor fill practices and alteration of drainage patterns.

The Landslide Overlay is designated as map code 2.2 and shown on Figure 9. Landslide areas are predominately west of McKittrick at the western edge of the County and north/northeast of Lebec.

The third physical constraint overlay on the General Plan Land Use map is shallow groundwater (Map Code 2.3). The presence of shallow groundwater (usually within 50 feet of the earth's surface) is one of the contributing factors to liquefaction, a process that takes place during some earthquakes that may lead to ground failure. Generally, the younger and looser the sediment and the higher the water table, the more susceptible a soil is to liquefaction. Figure 10 shows the areas within the County where shallow groundwater, usually within 15 feet of the land surface, has been found.

Since all of the unincorporated County area is designated as a Seismic Zone 4, corresponding building measures are part of the Uniform Building Code and are included as standard criteria in the review process by the Building Official. The corresponding zoning to the seismic hazard, landslide and shallow water overlays (Map Code 2.1, 2.2, 2.3) is the Geologic Hazard (GH) combining district. The GH district is combined with the base district in the area, such

as limited agriculture (A-1) or low-density residential (R-1). The regulations established by the GH district are in addition to the regulations of the base district.



Sources: Kern County

Base Map Information

-  Highways and arterials
-  Kern County boundary
-  County boundaries
-  Regional Planning Area boundaries

Westside Regional Planning Area names

-  Earthquake Faults

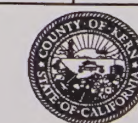
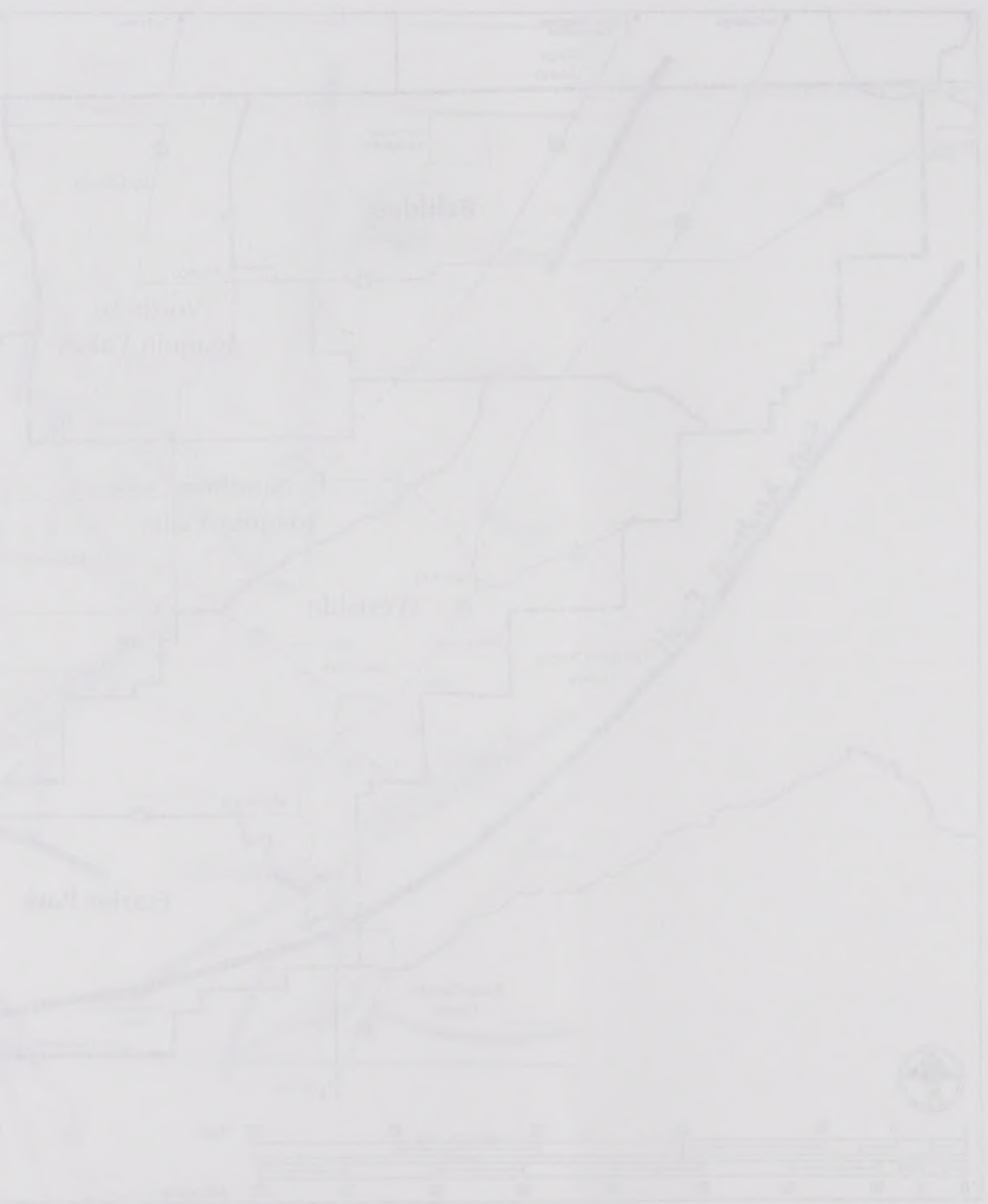


Figure 11
Earthquake Faults



- Map Symbols**
- State boundaries
 - Major cities
 - Water bodies

Under the GH combining district, no development may occur without a plot plan review submitted to the Planning Director. This review applies to residential development of four or more dwelling units and includes the preparation of a geological study. Development must comply with mitigation measures recommended in the geologic study, but at a minimum, must have the following setbacks:

- ◆ Fifty (50) feet from any active fault trace, or
- ◆ One hundred (100) feet from any fault trace that cannot be precisely located or is “inferred” on the Kern County Seismic Hazard Atlas

Since housing within the GH overlay has the potential to be subject to seismic damage in the event of a moderate earthquake, it must be designed to withstand the event and protect its occupants. Without proper mitigation, earthquakes and other seismic-related activity can have a major impact on housing development.

Topographical Constraints

The presence of steep hillsides and the risk of landslides (discussed above) and erosion can restrict housing development in certain areas of the County and may require specific mitigation measures to ensure the safety of structures and their inhabitants. Land with an average slope of 30 percent or steeper is designated with the steep slope overlay (Map Code 2.4) on the General Plan Land Use map. As can be seen from Figure 9, steep slopes are present throughout a large portion of Kern County, particularly along the western border and central areas of the County.

In order to protect persons and property from topographical hazards, the County addresses hillside development in the Zoning Ordinance. Regulations in the ordinance are applicable to grading and development of slopes exceeding thirty percent average natural slope, as identified by the steep slope overlay. Standards in this ordinance chapter include allowable residential densities, grading provisions (i.e. cut slopes may not exceed a 2:1 ratio), requirements to minimize erosion and maintain natural drainage courses, and minimum driveway and public road widths.

Flooding

Geographic and geologic conditions make flooding conditions a potential hazard in portions of the County. Flood hazard areas in the County, including locations near rivers, creeks and lakes, are identified by the flood hazard overlays (Map Code 2.5) approved by the County Water Agency or Kern County Public Works Department (last updated in March 2002). In addition to this overlay, the Federal Emergency Management Agency has provided the County with flood hazard maps through the National Flood Insurance Rate Program. As can be seen on Figure 10, large flood hazard areas are located in the western part of the County.

The County Zoning Ordinance has two floodplain districts, the Floodplain (FP) Combining District and the Floodplain Secondary (FPS) Combining District that are applied to flood hazard areas. Within these Districts, permitted uses are those allowed by the base district.

However, specific requirements exist for development setbacks. All development in both the FP and FPS Districts must comply with the regulations of the Floodplain Management Ordinance.

The Kern County Floodplain Management Ordinance addresses ways to promote safety and minimize public and private losses due to flood conditions, including erosion and mudslides. Under this ordinance, a development permit must be obtained before any construction or development begins for projects within areas of special flood hazards, flood-related erosion hazards or areas of mudslides. The application may include, but is not limited to, plans showing the elevation of the proposed development area, existing or proposed structures and drainage facilities. Permit review is administered by the Floodplain Administrator to ensure hazard reduction measures are included as part of the project. These measures can include anchoring, requiring adequate drainage paths for natural watercourses and elevated structures (a minimum of one foot above the base flood elevation).

The typical mitigation used for structures within flood hazard areas is floor elevations. This will usually include a 1½-foot dirt pad covered by a 6-inch concrete slab. The manager of the County Floodplain program estimates that this mitigation costs approximately \$1,500 to \$1,600 for a 1,500-square foot home based on approximately 80 cubic yards of dirt needed for the pad at \$20 per cubic foot. This mitigation cost is approximately 2% of the average price (\$88,500) of a single family home sold in the County during 2001.

One issue of concern regarding floodplain management is the encroachment of development into floodplain limits, or land area adjoining a river, stream, watercourse or lake that is likely to be flooded. The County has developed a standard limiting encroachment into a floodplain limit by one foot. This standard helps to ensure that structures are not placed in the direct path of potential flooding. However, this can be restrictive and costly to developers whose property is located within a defined floodplain limit, as it may result in the lower densification of dwelling units, the lowering of streets to act as flood corridors, and change the orientation of buildings to allow a throughway for water to travel downstream. This constraint, however, is not a common occurrence given the limited number of properties immediately adjacent to watercourses.

According to the Engineering and Survey Services (ESS) Department, a schedule of fees applies to permit review under the Floodplain Ordinance. For individual projects, a \$180 fee applies to the first structure, while each update (i.e. additional structures on the site) is a \$15 fee. Subdivisions are subject to a \$1,500 flat fee for review of the flood study, while a \$50 fee applies to each building permit application. Review of the flood studies under the ordinance typically takes five to ten working days.

Biological Resources

Kern County possesses many unique plant communities and species. The Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) is a program that addresses the effect of urban growth on federally and state protected plant and animal species within the 400+ square mile area covered by the Metropolitan Bakersfield 2010 General Plan. The MBHCP is a joint

program of the City of Bakersfield and Kern County that was undertaken to assist urban development applicants in complying with state and federal endangered species laws. This program is designed to bring certainty to the planning and development process while complying with the endangered species laws of the state and federal governments. The MBHCP utilizes a mitigation fee paid by development applicants for grading or building permits to fund the purchase and maintenance of habitat land to compensate for the effects of urban development on endangered species habitat. This fee is defined in the County fee schedule as \$1,240 per acre.

The Valley Floor Habitat Conservation Plan (VFHCP) is a program area covering 3,110 square miles and generally includes most of the San Joaquin Valley Floor portion of Kern County up to an elevation of 2,000 feet. This long-term program (30 years as identified in 1998) is designed to conserve federal and state protected plant and animal species. Management of the VFHCP will rest with Kern County and the California Division of Oil, Gas and Geothermal Resources (DOGGR), with advisory members including the Bureau of Land Management (BLM), the oil and gas industry, water and conveyance agencies, building industry, and relevant environmental and special interest groups.

The West Mojave Coordinated Management Plan is a 9.4 million-acre planning area encompassing most of California's western Mojave Desert. The area includes the eastern portion of Kern County (the boundary runs east of SR-14 and Route 395) as well as portions of Los Angeles, Inyo, San Bernardino and Riverside Counties. The goal of the West Mojave Plan is to conserve and protect the desert tortoise and other sensitive plants and animals while also providing developers with a streamlined permitting process in compliance with the California and federal endangered species acts. The Plan is being prepared by BLM with the assistance of a group of participating agencies that include the cities of California City and Ridgecrest, Kern County and numerous unincorporated communities.

Agriculture

Agriculture has been and will continue to be vital to the economy of Kern County. Conflicts over the use of agricultural land frequently occur. As is the case for other urbanizing regions, the loss of valuable agricultural lands to urban development is a prime concern.

Land division, even where actual development does not take place, can also adversely affect the County's agricultural resource base. This is a particular problem in extensive agriculture areas, such as rangeland, where land values can be significantly increased beyond values based on agricultural productivity.

The County has four land use designations in the General Plan that focus on the preservation of agricultural and other resource lands for economic vitality. These designations include: Intensive Agriculture (Map Code 8.1); Resource Reserve (Map Code 8.2); Extensive Agriculture (Map Code 8.3); and Resource Management (Map Code 8.5). The minimum parcel size for these designations is 20 gross acres, except lands subject to a Williamson Act Contract, which then has a minimum parcel size of 80 gross acres, with the exception of Map Code 8.1, which remains a 20 acre minimum.

2. Infrastructure and Public Service Constraints

A lack of adequate infrastructure or public services and facilities can be a substantial constraint to residential development as infrastructure construction tries to meet the demands of new development. This section looks at the County's domestic water, sewer and solid waste disposal systems to evaluate capacity to meet residential demands.

Domestic Water

The primary factor limiting development in the unincorporated County areas is the availability of domestic water. Water is served to the public by various water purveyors consisting of public and private water systems, County Service Areas, Community Services Districts and other sources. These are generally considered large water systems and are usually located in built-up urban and suburban areas. In addition, there are numerous private water companies in the County that supply water to fewer customers (four or more connections); these systems are usually in suburban and rural areas. Lastly, water wells serving one user are often prevalent in the rural areas of the County. Domestic wells, whether public or private require permits from County Environmental Health Services.

The Kern County Water Agency (KCWA) was created in 1961 with the mission to secure an adequate water supply for Kern County by serving as the local contracting entity for the State Water Project (SWP). KCWA was also granted powers that enabled it to participate in a wide scope of water management activities, including water quality, flood control and groundwater issues. As of 1998, a total of 14 member groups (water districts, irrigation districts) were part of the KCWA. While KCWA is the second largest participant in the SWP, it and its member units have been faced with extreme variations in supply on both local and statewide fronts due to drought, increasing environmental regulations in the Delta, and increasing demands on the state's developed water system.

The majority of the rural county is served by small mutual, community or private systems. Water systems with 15 or more connections require a permit and are regulated by the State Department of Health Services, while systems with 14 or fewer connections are regulated by the County Environmental Health Services Department. In the year 2000, the County had 81 water systems with 15 or more connections. Water moratoriums previously impacted several areas throughout the County including the unincorporated Metropolitan Bakersfield Area, North Valley, South Valley, Frazier Park, Tehachapi, Indian Wells, Isabella, and the North Antelope Valley. The moratoriums were put in place due to lack of supply and concerns over water quality. However, the moratoriums have been lifted since the adoption of the existing Housing Element. This removed building constraints placed on these areas.

The Kern County Zoning Ordinance states that applicants must show the availability of sufficient water for domestic needs prior to the issuance of a building permit to construct one or more dwelling units or a permit to install or occupy one or more mobilehomes.

Sewer Facilities

Methods of sewage disposal are handled by both public and private agencies, and by private individual systems. Disposal of waste by public agency is through County Service Areas, Community Services Districts and Public Utility Districts. Individual private disposal generally occurs through a septic tank and leach line or cesspool system.

County Service Area - County Service Areas (CSA) are established, on request by residents of the designated area, by the Board of Supervisors to serve that area. Assessments for CSAs are established by the Board of Supervisors and approved by property owners of the area being served. Sewage disposal services may include actual disposal of sewage or monitoring of septic tanks to ensure proper operation of the system. (CSAs provide service for more than just sewage disposal, and may include streetlighting, fire hydrants, drainage, and crossing guards.) County Engineering and Survey Services manage the CSA programs for the County.

Community Sewage Disposal Systems - Several incorporated and unincorporated communities are served by wastewater treatment plants managed through Community Services Districts (CSD). State law allows the establishment of a CSD to provide a variety of services to communities similar to those provided by cities; these services include water, sewage disposal, road maintenance and law enforcement. A similar entity is the Public Utilities District (PUD) in which services are limited to utilities and public services such as water and sewage disposal. Several PUDs have been established in the County for various purposes. Management of CSDs and PUDs differ from CSAs; the former two entities are overseen by a board of directors or similar board elected by the people within the district, while the County Board of Supervisors manage the CSAs.

One area of the County that has experienced challenges with adequate PUD service is Lamont. The Lamont PUD, which operates a wastewater treatment facility, was found to be in violation of a Waste Discharge Requirements Order and Cease and Desist Order by the California Regional Water Quality Control Board - Central Valley Region. The Lamont PUD is currently in the process of meeting these compliance orders.

Septic Tank Disposal Systems - Other domestic, industrial and commercial units not currently served by a community private or public sewage entity disposes of its liquid waste an individual sewage disposal system. While some individual treatment systems may be operational in the County, most of the remaining disposal systems consist of a septic tank and disposal field.

The majority of the rural areas in unincorporated Kern County are served by individual septic tank systems. The Kern County Environmental Health Services Department allows septic systems to be used in lieu of public sewer systems if certain criteria are met. The minimum lot size for septic tanks is 10,000 square feet. The County Environmental Health Services

Department also approves “engineered septic systems”, which are required for projects identified in high ground water or shallow bedrock locations.

The communities of Boron, Mojave, Rosamond, Inyokern, Buttonwillow, Lamont, Taft Heights, South Taft, and Ford City have community sewer systems, but most systems can accommodate only limited development. The Community Development Department has funded sewer system improvements in many areas of the County, including Boron, Mojave, Rosamond, the Kern River Valley, and Buttonwillow. In Lost Hills, where tight soils had been identified as a problem, a public sewer system has been completed. In Frazier Park, possible groundwater contamination exists from septic systems. In the Golden Hills area near Tehachapi, tight soils, shallow groundwater and shallow bedrock are present on many lots. Each lot proposed for development is screened by the Golden Hills Community Services District prior to development.

Solid Waste

Solid waste collection and transportation issues and constraints vary between the County’s valley, mountain and desert regions. Hilly terrain between major activity centers with some distances of more than 100 miles constrain the transportation of solid waste from one region to another and limit the potential for import or export of solid waste.

As of 1998, the Kern County Waste Management Department owns and operates ten active Class III sanitary landfills (Class II landfills accept certain liquid wastes), six transfer stations, four bin sites and four landfills in various phases of closure. Several other landfills were expected to reach capacity by the year 2000, but none have. A material recovery facility in Tehachapi (owned and operated by Tehachapi Recycling, Inc.) services Tehachapi and portions of southeastern Kern County. The County accepts waste only from unincorporated areas unless a special Memorandum of Understanding (MOU) is executed. All areas of the County are covered by either a landfill or transfer station/bin site. All residents are within 35 miles of a drop off area for waste.

With the state passage of AB 939, each County Integrated Waste Management Plan Siting Element was required to identify a minimum of 15 years of permitted disposal capacity. In response to this requirement, the County adopted the Kern County and Incorporated Cities Integrated Waste Management Plan in 1996, which guarantees a minimum of 15 years of solid waste landfill capacity throughout the County. In 1992, the County opened a regional landfill east of the metropolitan Bakersfield area with a minimum of 100 years of capacity. All landfills have permits issued through the California Integrated Waste Management Board. Also in response to AB 939, the County has set up an extensive recycling system for all types of materials, including green waste and household hazardous materials.

4. HOUSING RESOURCES

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in the unincorporated areas of Kern County. This analysis includes an evaluation of the availability of land resources for future housing development, the County's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities and the administrative resources available to assist in implementing the County's housing programs. Additionally, this section examines opportunities for energy conservation.

A. Availability of Sites for Housing

The Kern Council of Governments (Kern COG) is responsible for developing the Regional Housing Allocation Plan (RHAP), which assigns a share of the region's future housing need to each jurisdiction in the Kern COG region. State law requires communities to demonstrate that they have sufficient land to accommodate their share of the region's need for housing from January 1, 2000 through June 30, 2007. This section identifies the development potential on suitable land throughout the unincorporated areas of Kern County.

1. Residential Sites Inventory

An important component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the County's share of regional housing needs as determined by Kern COG. As part of the 2002-2007 Housing Element update, an analysis of the residential development potential in each of the subareas of Kern County was conducted. In addition, a parcel-specific vacant site analysis was performed using the County's Geographic Information System (GIS) and up-to-date real estate information from the County Assessor's records. The analysis excludes parcels less than 0.10 acres in size. Where the density of a General Plan category is based on net acres, the total site acreage was reduced by 20 percent. The results of the analysis are presented in Table 29. As the table shows, more than 184,000 acres of vacant residential land has been identified within the unincorporated County areas, supporting the development of nearly 60,000 units. Among the subareas, the Antelope Valley had the largest share of units, with approximately 38,000 potential units.

In addition to the comprehensive vacant sites inventory, the County has identified realistic sites for development over the five-year planning period. In identifying these sites, the County selected only sites within specific plans that have water and sewer infrastructure available to support new development. In cases where sewer infrastructure is not available, units may be developed if the lot size is greater than one-quarter acre. All potential sites without existing infrastructure, or where septic tanks are not allowed, were excluded from the realistic development sites. The results of this analysis are illustrated in Figure 12 and Table 29a. As shown in Table 29a, approximately 35,000 acres of vacant land is located within specific plans served by infrastructure, supporting the development of more than 20,000 units. Among these units, nearly 1,900 units can be developed at 29 units per acre and 4,000 units can be developed at 16 units per acre, densities that can support the development of lower income housing.

2. Progress Toward Housing Allocation

Kern COG prepared the Regional Housing Allocation Plan (RHAP) for the period of January 1, 2000 through June 30, 2007. As part of this process, Kern COG requires each jurisdiction to plan for a certain number of housing units from 2000 to 2007. This requirement is satisfied by identifying adequate sites that could accommodate housing that is affordable to very low, low, moderate, and above moderate-income households. Kern COG has determined that the unincorporated County's share of regional housing needs is 11,279 new housing units.

Housing Units Constructed or Approved

Housing built or issued Certificates of Occupancy from January 1, 2000 onward can be credited towards meeting the adequate sites requirement for the RHAP. Between January 2000, and December 2001, 1,490 units have been constructed in the County, 1,021 of which are single-family homes. In addition, several assisted housing developments have been completed since January 2000, including:

- Aldea Park Apartments: a 41-unit development for households earning up to 60 percent of the County MFI;
- Vineyard Family Housing: a 65-unit project for households earning up to 60 percent of the County MFI;
- Bakersfield Family Housing: a 128-unit development for households earning up to 60 percent of the County MFI;
- Ruben J. Blunt: a 27-unit Housing Authority project for households earning up to 80 percent of the County MFI;
- Bakersfield Senior Apartments: a 96-unit development for senior households earning up to 60 percent of the County MFI; and
- Magnolia Tree Apartments: a 25-unit development for households earning up to 80 percent of the County MFI.

Adequacy of Sites to Fulfill RHAP Allocation

The RHAP allocated 11,279 units for unincorporated Kern County with the following income distribution:

- 2,595 units for very low income households
- 1,916 units for low-income households
- 6,768 units for moderate and above moderate-income households

As mentioned previously, 1,490 units have been developed in the County since January 2000. These units can be allocated to the income groups as follows:

- 722 units affordable to low-income households (all assisted housing units and one-third of single-family units¹)
- 768 units affordable to moderate/above moderate-income households

Subtracting these units from the RHAP allocation leaves 2,595 units for very low-income households, 1,194 units for low-income households, and 6,000 units for moderate/above moderate-income households.

As shown in Table 29a, the realistic development potential for the five-year period is approximately 20,000 units. As discussed, 1,900 units can be developed at 29 units per acre and 4,000 units can be developed at 16 units per acre, the densities most likely to support the construction of housing affordable to very low and low-income households. More than half of all units can be developed at a density of 10 units per acre, which would support the construction of units affordable to some low-income households, particularly in the form of mobile home subdivisions, and nearly all moderate-income households.

The 20,000 potential units far exceed the RHAP allocation of 11,279 units. In addition, the 4,900 high-density designated sites (map codes 5.1 and 5.2) can provide for the needed 2,595 very low-income units and 1,194 low-income units. Though the needs of very low-income households cannot typically be met through market rate construction, organizations such as USDA Rural Development and Self-Help Enterprises are active in providing lower income housing in the County, particularly for farmworkers.

¹ Based on recent sales data obtained from Dataquick and presented in Table 15 of the Housing Needs Assessment.

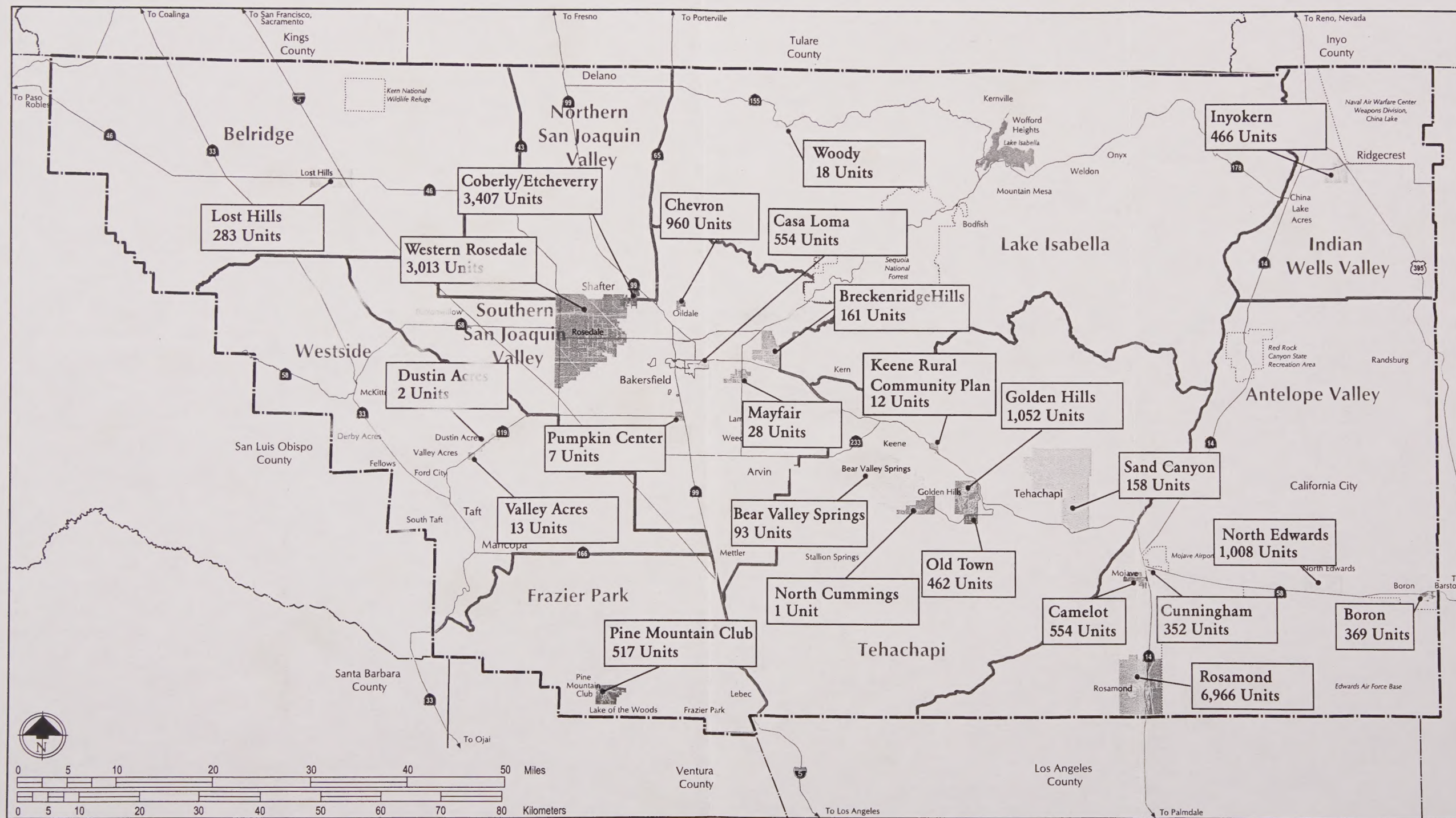
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5. The fifth is the fact that the...
6. The sixth is the fact that the...
7. The seventh is the fact that the...
8. The eighth is the fact that the...
9. The ninth is the fact that the...
10. The tenth is the fact that the...
11. The eleventh is the fact that the...
12. The twelfth is the fact that the...
13. The thirteenth is the fact that the...
14. The fourteenth is the fact that the...
15. The fifteenth is the fact that the...
16. The sixteenth is the fact that the...
17. The seventeenth is the fact that the...
18. The eighteenth is the fact that the...
19. The nineteenth is the fact that the...
20. The twentieth is the fact that the...

Table 29
Residential Sites Inventory

General Plan Land Use Designation	Density (DU/Acre)	Antelope Valley		Belridge		Frazier Park		Indian Wells Valley		Lake Isabella		Northern San Joaquin Valley		Southern San Joaquin Valley		Tehachapi		Westside		Total	
		Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
Agricultural Designations																					
8.5	1/lot**	53,264	290	157	-	280	2	1,726	26	228	1	20	-	18	-	7,328	55	26	-	63,048	374
8.3	1/lot**	12,542	58	1,094	3	326	2	317	5	13,640	89	138	1	1,707	-	9,978	82	1,360	1	41,102	241
8.2	1/lot**	254	-	-	-	-	-	-	-	-	-	-	-	86	-	3,157	30	-	-	3,496	30
8.1	1/lot*	1,769	8	1,135	13	132	1	415	2	179	2	1,049	1	1,510	5	2,396	19	980	11	9,565	62
Residential Designations																					
5.8	0.05	3,704	21	-	-	0	-	518	11	271	4	-	-	-	-	3,244	44	-	-	7,737	80
5.75	0.2	1,313	150	-	-	-	-	-	-	-	-	-	-	-	-	116	18	-	-	1,430	168
5.7	0.2	3,078	316	5	-	4	-	2,058	264	874	125	-	-	32	3	2,799	288	1	-	8,851	996
5.6	0.4	15,371	4,078	-	-	128	22	6,740	2,019	2,110	617	8	2	354	47	6,225	1,109	13	2	30,948	7,896
5.51	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	152	116	-	-	152	116
5.5	1	573	326	-	-	-	-	660	363	199	115	56	28	300	262	1,539	960	110	49	3,438	2,103
5.45	4	227	542	-	-	-	-	-	-	20	51	-	-	104	257	264	485	26	42	641	1,377
5.4	4	1,751	4,138	-	-	330	399	351	711	881	1,590	2	5	540	1,669	660	1,010	49	78	4,564	9,600
5.3	10	7,042	24,488	35	83	87	227	113	393	407	582	-	-	314	1,063	91	208	23	16	8,113	27,060
5.2	16	192	1,475	8	49	64	507	107	800	7	46	-	-	172	1,551	64	486	-	-	613	4,914
5.1	29	224	2,634	12	139	-	-	-	-	7	66	-	-	16	192	146	1,674	1	6	405	4,711
	Total	101,302	38,524	2,446	287	1,351	1,160	13,006	4,594	18,822	3,288	1,274	37	5,154	5,049	38,159	6,584	2,589	205	184,104	59,728

* Lot size must be greater than 20 acres

** Lot size must be greater than 20 acres, and greater than 80 acres if under Williamson Act contract



Sources: County of Kern, 2002

Base Map Information

- | | | | |
|--|------------------------|--|---------------------------------------|
| | Highways and arterials | | Regional Planning Area boundaries |
| | Kern County boundary | | Westside Regional Planning Area names |
| | County boundaries | | City boundaries |
| | Landmarks | | Specific Plans |



Figure 12
Sites Served by Infrastructure

Table 29a
Residential Sites Served by Infrastructure

Specific Plan Name	General Plan Land Use Category																																
	5.1		5.2		5.3		5.4		5.45		5.5		5.51		5.6		5.7		5.75		5.8		8.1		8.2		8.3		8.5		Total Acres	Total Units	
Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units				
Antelope Valley																																	
Boron			30	215	27	81	11	25			75	38			45	10														188	369		
Camelot	6	70	52	405	129	451	28	66			54	40			97	35														366	1,067		
Cunningham			69	691			833	2,666																						902	3,357		
Desert Lake					46	-																								35	-		
North Edwards			20	151	125	222	238	580							213	55														81	-		
Rosamond	98	1,162	4	34	1,277	4,501	51	123	174	426	17	12			2,240	707									54	-				651	1,008		
West Edwards Road Settlement															1,553	-													273	1	4,134	6,966	
Willow Springs					34	-	531	-	4	-	242	-			4,819	-	2,505	-	1,313	-	3,589	-	10	-							1,553	-	
Antelope Valley Total	104	1,232	175	1,496	1,638	5,255	1,693	3,460	178	426	389	90	-	-	8,967	807	2,505	-	1,313	-	3,589	-	10	-	54	-	180	-	446	-	13,672	-	
Belridge																																	
Lost Hills	12	139	8	49	35	83																	55	12					129	-	240	283	
Belridge Total	12	139	8	49	35	83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	55	12					129	-	240	283	
Frazier Park																																	
O'Neil Canyon															80	-														80	-		
Pine Mountain Club			8	69	12	66	322	382																			70	-		412	517		
San Emidio			23	-	1	-																								24	-		
Frazier Park Total	-	-	31	69	13	66	322	382	-	-	-	-	-	-	80	-	-	-	-	-	-	-	-	-	-	-	70	-	-	516	517		
Indian Wells Valley																																	
Inyokern			2	12	55	191					116	80			524	183														697	466		
Indian Wells Valley Total	-	-	2	12	55	191	-	-	-	-	116	80	-	-	524	183	-	-	-	-	-	-	-	-	-	-	-	-	-	-	697	466	
Lake Isabella																																	
Glennville							1	-							10	-	1	-										55	-		66	-	
Havilah							10	-			10	-			14	-														24	-	58	-
Kelso Valley									20	-	99	-																			119	-	
Pines of Havilah											3	-			14	-	76	-												29	-	123	-
Woody							9	18							13	-																25	18
Lake Isabella Total	-	-	-	-	-	-	19	18	20	-	113	-	-	-	51	-	77	-	-	-	-	-	-	-	-	-	56	-	55	-	391	18	
Northern San Joaquin Valley																																	
Western Rosedale							0	1															3	-							3	1	
Northern San Joaquin Valley Total	-	-	-	-	-	-	0	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	3	1	
Southern San Joaquin Valley																																	
Breckenridge Hills							2	4	62	157													1	-							66	161	
Casa Loma					171	554																									171	554	
Chevron	16	192	28	221	141	506			17	41																					203	960	
Coberly/Escheverry			69	691			833	2,666	51	50																							
Mayfair					1	-	0	-	11	28	10	-			153	-	32	-					7	-							215	28	
Pumpkin Center					1	3	0	-			4	3											40	1						45	7		
Western Rosedale			108	1,071			537	1,665			286	256			201	20							135	1					5	-	1,272	3,013	
Southern San Joaquin Valley Total	16	192	205	1,983	314	1,063	1,373	4,335	141	276	300	259	-	-	354	20	32	-	-	-	-	-	183	2	-	-	-	-	5	-	1,972	4,723	
Tehachapi																																	
Bear Valley Springs							39	93			1,042	-			968	-	1,770	-			2,020	-	19	-			0	-			5,858	93	
Cameron Canyon																	3	-			6	-				4	-	7	-		20	-	
Golden Hills	30	322	18	122	58	95	147	81	243	432	157	-	152	-	990	-										2	-				1,797	1,052	
Keene Rural Community Plan			1	9	1	3											2	-								1	-				6	12	
Monolith					17	-																									17	-	
North Cummings																																	
Old Town			43	346			26	63	21	53	38	-			141	-							502	1							502	1	
Sand Canyon							65	158							800	-			116	-	70	-				4	-				274	462	
Tehachapi Total	30	322	62	477	77	98	277	395	264	485	1,237	-	152	-	2,899	-	1,775	-	116	-	2,096	-	521	1	11	-	7	-	311	-	9,836	1,778	
Westside																																	
Derby Acres							11	-	14	-	16	-			2	-													4	-	47	-	
Dustin Acres							0	-	1	2	83	-																			84	2	
McKittrick							1	-										1	-												5	-	
Valley Acres									11	13	0	-			2	-																	
Westside Total	-	-	-	-	-	-	13	-	26	15	99	-	-	-	4	-	1	-	-	-	-	-	-	-	-	-	-	-	6	-	13	13	
Grand Total	162	1,885	483	4,086	2,132	6,756	3,684	8,591	604	1,187	2,155	429	152	-	12,875	1,010	4,390	-	1,429	-	5,685	-	772	15	65	-	313	-	1,255	1	35,203	20,553	

1967
 1968

B. Financial Resources

Kern County has access to a variety of existing and potential funding sources available for affordable housing activities. These include programs from federal, state, local, and private resources. As the County has no redevelopment agency, more reliance is placed upon the State and federal programs. The following section describes the key housing funding sources currently used in the County – CDBG, HOME, USDA Rural Development funds as well as tax credits, and Section 8. Table 30 provides an inventory of the key financial resources available for housing in the unincorporated areas of the County.

1. Community Development Block Grant (CDBG) Program Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of housing and community development activities for low-income persons.

The County administers the CDBG Program for all jurisdictions except the cities of Bakersfield and Taft. The County anticipates receiving an annual allocation of more than \$6 million for expenditure in the unincorporated County and 7 participating cities. The 2000-2004 Consolidated Plan lists housing assistance as a high priority for use of CDBG funds, including assistance to the homeless, low income households, and households with special needs. In addition, the Consolidated Plan lists accessibility improvements, including removing architectural barriers for persons with disabilities, as a priority need. Specific housing-related program objectives include:

- To preserve and produce a sufficient quantity of housing that is affordable to, and appropriate for, persons who have significant housing and related needs.

2. HOME Investment Partnership Program Funds

The purpose of the HOME Program is to improve and/or expand the supply of affordable housing opportunities for low-income households. The County expects to receive an annual allocation of approximately \$2 million in HOME funds.

The Kern County HOME Program priorities include the following:

- acquisition, rehabilitation and new construction of affordable multifamily rental housing
- owner-occupied housing rehabilitation programs for low-income households
- first-time homebuyer's assistance for low-income households
- group homes and single room occupancies for special needs populations.

All projects funded with HOME must be targeted to very low and low-income households and must have permanent matching funds from non-federal resources. In Kern County, the match requirement has been reduced from 25% to 12.5 percent due to certain statistical indicators, and as low as zero in times of declared emergencies.

3. United States Department of Agriculture (USDA) Rural Development Loans

USDA offers several loan and grant programs to assist in the construction of rental housing (Section 515), ownership housing (Section 502), and infrastructure improvements (Community Facilities Loan Program) in rural areas. In Kern County, funds are used extensively to meet the housing needs of farmworkers. The unincorporated areas of the County currently contain seven USDA rental projects that provide 216 units for farmworkers.

4. Low Income Housing Tax Credits (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used in combination with County and other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the following minimum low-income occupancy requirements: 20% of the units must be affordable to households at 50% of area median income (AMI), or 40% of the units must be affordable to those at 60% of AMI. The total credit over the ten-year period has a present value equal to 70% of the qualified construction and rehabilitation expenditures. The tax credit is typically sold to large investors at a syndication value. Several County affordable apartment projects have been funded in part by LIHTC proceeds, including Aldea Park Apartments, Vineyard Family Housing, Bakersfield Family Housing, Bakersfield Senior Apartments, and Springwood Court.

5. Section 8 Assistance

The Section 8 program is a federal program that provides rental assistance to very-low income persons in need of affordable housing. The Section 8 program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g. 30% of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The County currently has over 3,000 residents who receive Section 8 assistance.

Table 30
Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Annual grants awarded to the County on a formula basis for housing and community development activities.	• Acquisition • Rehabilitation • Home Buyer Assistance • Economic Development • Infrastructure Improvements • Homeless Assistance • Public Services
HOME Investment Partnership Funds	Flexible grant program awarded to County on a formula basis for affordable housing activities in the County.	• Acquisition • Rehabilitation • Home Buyer Assistance • New Construction
Emergency Shelter Grants (ESG)	Grants awarded to County to implement a broad range of activities that serve homeless persons in County.	• Shelter Construction • Shelter Operation • Social Services • Homeless Prevention
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants.	• Rental Assistance
USDA Rural Development Farm Labor Housing Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1% interest. Housing grants may cover up to 90% of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	• Purchase • Development Construction • Improvement • Rehabilitation
Section 202	Capital advance to non-profit developers of multi-family rental housing for the elderly, forgiven at the end of 40 years.	• Acquisition • Rehabilitation • New Construction • Rental Assistance

Table 30
Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
Section 811	Capital advance to non-profit developers of supportive rental housing for persons with mental, physical, and other disabilities, including group homes, independent living facilities and intermediate care facilities. Advance is forgiven at the end of 40 years.	• Acquisition • Rehabilitation • New Construction • Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	• Land Acquisition • Rehabilitation • Relocation of Unit • Refinancing of Existing Indebtedness
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for large-scale projects. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan term is 20 years.	• Acquisition • Rehabilitation • Home Buyer Assistance • Economic Development • Homeless Assistance • Public Services
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Local agencies (County) make certificates available.	• Home Buyer Assistance
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in rental housing for lower income households. Proceeds from the sale of the credits are typically used to create housing.	• New Construction • Acquisition • Rehabilitation • Historic Preservation
Capital Fund Program	Funds are available to public housing authority for public housing modernization and rehabilitation.	• Rehabilitation • Modernization
HOPE VI Program	Grants provided to public housing authorities (PHAs) to demolish severely distressed public housing units, rehabilitate existing units, construct new units, relocate residents, and provide community and supportive services.	• Rehabilitation • Demolition • New Construction • Relocation • Support Services

Table 30
Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
Shelter Plus Care Program	Rental assistance that is either tenant-based, project-based, or sponsor-based to maximize independence for disabled homeless persons. Funds to support the provision of permanent housing and supportive services for the homeless.	• Rental Assistance • New Construction • Support Services
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	• Transitional Housing • Housing for the Disabled • Supportive Housing • Support Services
2. State Programs		
Multi-Family Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	• New Construction • Rehabilitation • Acquisition • Preservation
California Rural Home Mortgage Finance Authority (CalRural)	Below market interest rate mortgages for home purchase with the option of a second mortgage for downpayment and closing cost assistance. Program offered through participating lenders.	• Homebuyer Assistance
California Housing Finance Agency (CHFA) Rental Housing Programs	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below-market mortgages. Funds may also be used to acquire properties with 20-150 units.	• New Construction • Rehabilitation • Acquisition
California Housing Finance Agency (CHFA) Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first-time homebuyers. Program operates through participating lenders who originate loans for CHFA.	• Homebuyer Assistance
Supportive Housing/Minors Leaving Foster Care	Funding for housing and services for mentally ill, disabled and persons needing support services to live independently.	• Supportive Housing • Foster Care

Table 30
Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
California Farmworker Housing Grant Program	Provides matching grants to assist development of various types of housing (renter - and owner-occupied) projects for agricultural worker households.	• Land Acquisition • Site Development • Construction • Rehabilitation
Downtown Rebound	Funding to facilitate infill development and conversion of commercial buildings for "live-work" spaces.	• Rehabilitation • Conversion
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	• Home Buyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	• Home Buyer Assistance • Rehabilitation
	Low Down-Payment Mortgages for Single-Family Homes in under served low-income and minority cities.	• Home Buyer Assistance
Savings Association Mortgage Company Inc. (SAMCO)	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	• New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable rental housing. Non-profit and for profit developers contact member banks	• New Construction • Rehabilitation • Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers & public agencies for affordable low-income ownership and rental projects.	• New Construction
Freddie Mac	Home Works - Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	• Home Buyer Assistance combined with Rehabilitation

C. Administrative Resources

Non-profit agencies that are involved in housing development represent a substantial resource for the provision of affordable units in a community. Nonprofit ownership helps assure that these housing units will remain as low-income housing. Described below are major public and non-profit agencies that have been involved in affordable housing activities throughout Kern County. These agencies/organizations play important roles in the production, improvement, preservation, and management of affordable housing.

Housing Authority of the County of Kern (HACK)

The Housing Authority plays a major role in supporting and implementing the County's housing programs. HACK is responsible for the County's public housing and rental assistance programs (e.g. Section 8 certificates and vouchers), and is the project sponsor for selected affordable housing projects. HACK currently administers more than 3,000 Section 8 vouchers and operates 13 public housing projects that provide 674 units of affordable housing in the unincorporated areas.

Golden Empire Affordable Housing

Golden Empire Affordable Housing is a nonprofit housing corporation created by HACK in 1992, to provide adequate affordable housing for Kern County residents. Golden Empire consists of 25 directors with a 9 member executive board to which HACK appoints three seats. Golden Empire develops, owns, and manages projects throughout the County. Golden Empire has been successful in securing, developing, and preserving several affordable housing projects. In addition, Golden Empire has developed partnerships with local service agencies to provide outreach programs for the tenants of each development. Currently, Golden Empire is the managing general partner for ten housing developments in the County, owner of two projects, and property manager for two developments. Overall, Golden Empire affordable housing controls 1,569 housing units in the County.

Self-Help Enterprises

Self-Help Enterprises is a non-profit housing developer that assists residents of rural areas with building their own home. Self-Help Enterprises (SHE) was incorporated in 1965 as the first rural self-help housing organization in the nation. The mission of Self-Help Enterprises is to improve the lives of low-income residents in the San Joaquin Valley through housing and related programs and services. The concept of "self-help" housing refers to housing that is built in part by the future occupants of the home. Self-help housing allows families to use their "sweat equity" as the downpayment on the new home they might otherwise not be able to afford. In the San Joaquin Valley, Self-Help Enterprises of Visalia is actively involved in helping farm laborers and other low income families in becoming homeowners both through training and supervision as self-help builders, and assembling public and private funds in support of new construction. Self-Help Enterprises also develops multi-family housing. The County of Kern has provided HOME program funding to several Self-Help Enterprises projects, including Salinas Village, Almond

Court, North Oaks Apartments, Via Hermosa, and Caliente Creek, providing nearly 280 units of affordable rental housing in the unincorporated County areas. The County has also provided HOME funding for two homeownership projects sponsored by Self-Help Enterprises.

D. Opportunities for Energy Conservation

Utility-related costs can directly impact the affordability of housing in Kern County, particularly in light of the recent energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an “energy budget.” In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet these energy standards.

Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Additional energy conservation measures include: (1) locating the home on the northern portion of the sunniest location of the site; (2) designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; (3) locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face; and (+) making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from winds; or using a windbreak to reduce the wind velocity against the entrance.

The County operates several programs to promote energy conservation. The Planning Department maintains an energy conservation library, which provides pamphlets regarding energy conservation activities. The Zoning Code encourages the use of clean energy sources by permitting small wind generators by right in residential zones. In addition, the Community Action Partnership weatherizes many residential properties each year, and the County housing rehabilitation programs allow for energy improvements as part of an overall rehabilitation case.

5. Housing Accomplishments

In order to craft an effective housing strategy for the 2002 to 2007 planning period, the County must assess the achievements of the existing housing programs. This assessment will allow the County to evaluate the effectiveness and continued appropriateness of the existing programs and make adjustments for the next five years.

A. Evaluation of Accomplishments under Adopted Housing Element

Kern County's last Housing Element was adopted in 1991. The Element sets forth a series of housing programs under the following 5 objectives:

- 1) Increase sound housing for all segments of society
- 2) Increase sound housing through rehabilitation
- 3) Promote sound housing through housing maintenance
- 4) To seek a public/private partnership in efforts to meet the County's housing needs
- 5) To conserve 194 existing assisted low income housing units at risk of conversion to market rate housing.

The following discussion summarizes the County's housing accomplishments in each of the seven areas from 1991 through 2001. Table 31 provides a detailed assessment of each housing program established in the 1991 Housing Element. Unless otherwise stated, the 1991 programs remain relevant for the 2002-2007 period.

Table 31
1991 Housing Element Program Accomplishments

1992 Housing Element Program	Progress in Implementation/Continued Appropriateness
OBJECTIVE 1: Increase sound housing for all segments of society.	
1a. Section 8 Program for Elderly and Handicapped	HACK has continued to operate the Section 8 program throughout the County and has applied for vouchers that are aimed specifically at the disabled population. In addition, the authority serves many seniors and many people with a handicapped from the "regular" voucher program. Although the authority is willing to serve these clients, they also recognize that other agencies must be able to provide appropriate supportive services from many clients. Additional coordination among agencies is indicated.
1c. Farmers Home Administration Section 514/516 Farm Labor Housing Program	USDA Rural Development continues to provide loans and grants through the Section 514/516 program for the development or rehabilitation of farmworker housing. Though funds are becoming more limited, Section 514/516 is still included as a potential funding source in Table 30 of this Element. The County supports the use of 514/516 funds, but is not able to

1992 Housing Element Program	Progress in Implementation/Continued Appropriateness
	use local funds to leverage the funds. Therefore, the program is no longer included in the Element.
1d. Farm Worker Housing Grant Fund	The State Department of Housing and Community Development offers a grant program for farmworker housing. This is listed as a funding source in Table 30-Financial Resources for Housing Activities. This program continues to be utilized in rural Kern County and is viable in the future. With the potential passage of the State Housing bond, significant Farmworker Housing funds may be available in the future. The County will develop a brochure to advertise the availability of the Farmworker housing Grant Funds.
1e. Farmers Home Administration Section 515 Rental Housing Program	This program has been used extensively throughout the unincorporated areas. The unincorporated areas of the County currently (2002) contain 7 projects with 216 units for farmworkers. In recent years funds available in California have diminished and as costs have risen, fewer units can be built. It is necessary to combine this funding with other sources. The County has provided supplemental funding through HOME, and will continue to do so to enhance project feasibility as long as funding is available. All funding allocated to this program is used each year, but the County will continue to advertise the availability of funds through a housing brochure.
1g. Farmers Home Administration Section 502 Program	USDA rural development continues to provide loans through the Section 502 program for the purchase and rehabilitation of single-family homes in rural areas both by for profit developers and by Self-Help Enterprises. Funds for the program are limited, and all funds are used each year in the County. This program remains viable and is included as a program in this Housing Element. The County will advertise the availability of these funds through the development of a housing brochure.
1j. California Housing Finance Agency Mortgage Assistance Programs	Used extensively in Kern County, as has the similar bonds sold through the California Rural Home Mortgage Finance Authority. This financing source has been very useful for first time homebuyers in all parts of the County. This program remains appropriate and is included in this Element. The County will continue to refer prospective 1 st time homebuyers to the CHFA program, and will advertise the program through a housing brochure.
1k. Municipal Mortgage Loan Program	No bonds have been sold by Kern County or the Housing Authority during the prior planning period. However, the County has assented to the sale of bonds by the California Statewide Communities Development Authority for multifamily housing projects that were in need in rehabilitation. As other agencies prepare to sell bonds in the future, Kern County will provide support through conducting the required TEFRA hearings for bond issues. Because statewide and regional issuers of bonds have lower costs, it is unlikely the County itself would issue bonds, and therefore this program has been eliminated from the Housing Element update.

1992 Housing Element Program	Progress in Implementation/Continued Appropriateness
1l. Farmers Home Administration Water and Sewer Loans and Grants	USDA Rural Development continues to provide water and sewer loan grants to applicants with available funds. USDA rural development has coordinated with Self-Help Enterprises to provide funding to several rural areas with substandard water and sewer infrastructure. These programs have been used extensively in rural areas of the county to mitigate health and safety issues caused by failing sewer and water systems. The program should continue to be of value.
1n. Land Cost Write Downs and/or Subsidized Infrastructure Costs	Through the HOME Program purchasing land is possible as part of an overall project. The County typically prefers to be involved in the construction part of the project rather than purchasing of land. CDBG funds were used for one land purchase and offsite improvements in order to make the project feasible. Although not a focus of the County's HOME or CDBG programs, it will remain an option to purchase land or pay for infrastructure in connection with proposed housing projects.
1o. Housing Information Hot Line	The County Community Development Department continues to provide an information Hot Line with staff available to answer housing questions. This will continue as part of the CDBG and HOME funded programs.
1p. Housing Information Outreach Program	The Community Development Department sends out notices of funds that are available through the County and other sources. The Community Development Department also provides flyers and brochures on the available programs. This will continue as part of the CDBG and HOME funded programs.
1r. Energy Conservation Library	The Planning Department provides pamphlets regarding energy conservation activities. Since 1991, the Resource Management Agency has provided information available to customers of the Public Services Building. These pamphlets are ordered through the California Energy Commission. We are continuing this service using the new information and security check in kiosk. The pamphlets are available on the counter in a display holder.
1x. Energy Conservation Incentives Program	Small wind generation machines are allowed by right in residential zones. KCEOC weatherizes many residential properties each year. The County housing rehabilitation programs allow for energy improvements as part of an overall rehabilitation case. Small wind generation machines are still allowed by right in residential zones. However, the Planning Dept. will be reviewing wind machines due to problems that have occurred over the last few years with setback distances and excessive noise. KCEOC has been very successful in implementing the weatherization and housing rehabilitation program for energy and will continue to be used.
1s. "Fast Track" Development Processing	The County has implemented several measures to streamline development processing, and continues to review procedures to ensure that processing is efficient. The Resource Management Agency has implemented

1992 Housing Element Program	Progress in Implementation/Continued Appropriateness
	the fast track program and continues with the program by implementing an information kiosk in 1995, combining several County departments at the public counter available for information and permit processing, and continued cooperation and discussions with the public for process improvement. In a continuing effort to provide better customer service, the Planning Department, and in fact, the entire Kern County departments, have implemented web pages with public access to application forms, maps, ordinances and general plans, and frequently asked questions.
1t. Development Processing Review Study	A committee meets regularly to discuss ways to improve processes within the department. Planning and Development Services was disbanded in 1994, and various functions placed under other departments under the Resource Management Agency (RMA). However, the "fast track" policies and the counter operations for "one stop" processing remained. The RMA made a public permit section available for State and federal agencies to provide service to the residents of Kern County. This was very successful but due to the State's budget deficit in 2001/2002, the State will discontinue this service in the summer of 2002. However, if budgetary constraints are rescinded by the State, this service could again be made available to the residents. A review committee was implemented in the early 1990s to review processes. It was disbanded in 1994 but has recently been reinstated to review and refresh processes. Streamlining of permit processing is a main topic of discussion.
1u. Plan and Development Standards	The Kern County Zoning Ordinance is continuously being reviewed and amended to include new State laws and other issues as they come to the forefront. The Ordinance has been changed to include Rehabilitation facilities. The state definition of single family residence with 6 or fewer unrelated residents has been included in the Ordinance. Review of the Zoning Ordinance did allow consideration of older mobile homes in areas zoned for single family dwellings and many mobile home permits are approved in the unincorporated area. The zoning ordinance is reviewed and updated every year as needed to implement new laws, rectify problem areas, add new uses and/or regulations.
1v. Mobile home/Manufactured Housing Incentive Zones	Zoning ordinance still has the MP (mobile home park) zone. The MS zone was removed (mobile home-subdivision) because of new state and local laws allowing manufactured housing/mobile homes on lots zoned for single family residents by right. The ordinance also has the MH (mobile home combining) district to allow older, smaller (single wide) mobilehomes by right in certain areas. Many lower income areas such as Casa Loma in east Bakersfield, the Lamont area, and Lost Hills area have the MH zoning to help facilitate the building of single family residences.

1992 Housing Element Program	Progress in Implementation/Continued Appropriateness
1p. General Plan Interjurisdictional Cooperation	The 2010 General plan adopted jointly by the City of Bakersfield and Kern County has been successful. An update is going through public review for update of policies and implementation measures. The land use map portion of the plan will not be amended as it has either been implemented or amended through the city or county as development occurs. Many County islands have been incorporated into the City of Bakersfield including lower income neighborhoods.
1y. Equal Housing Opportunities Program	Community Development Program Department administers a Fair Housing Program that does information and outreach, taking of and processing of complaints, mediation and testing. As long as the CDBG program continues, the Fair Housing program is expected to be a part of it.
OBJECTIVE 2: Increase sound housing through rehabilitation	
2a. Neighborhood Public Improvements	Improvements in many neighborhoods and communities continue to be made with CDBG. Many neighborhoods have been improved using CDBG funds and this will continue into the future for income qualified neighborhoods most in need. In addition, the County continues to sponsor annual neighborhood clean-up/fix-up days.
2b. Home Improvement Information Program	The Community Development Department offers information and inspections for applicants to the housing rehabilitation programs. This service will continue, and has been folded into the Housing Rehabilitation programs in the updated Housing element.
2c. Community Development Block Grant Loans	The County's Housing Rehabilitation Program has been restructured using both CDBG and HOME Program funds. For the 1991-1996 period, an overall goal of 200-400 units was established (including deferred loans), whereas 128 units were actually assisted. Staff feels this prior goal was overly optimistic, and given current funding levels, the County's future rehabilitation goals will continue at 20 units/year. In order to achieve these goals, the County will need to re-establish a relationship with a lending institution for the loan component of the program, and has established this as a future goal in the Housing Element.
2d. Deferred Payment Rehabilitation Loans	See above 2c
2e. Substandard Structure Demolition Program	In 1997, the County undertook a comprehensive revision to the code enforcement program designed to coordinate and streamline compliance activities previously administered by several different agencies (including demolition of substandard structures). Efforts to date have resulted in significant improvements over the previous programs. For purposes of the Housing Element update, the substandard structures demolition program is integrated within the overall County Code Enforcement Program.
2f. HUD Section 8 Substantial and Moderate	No longer available

1992 Housing Element Program	Progress in Implementation/Continued Appropriateness
Rehabilitation Programs	
2g. Farmers Home Administration 502 Loan Program	USDA Rural Development operates this program in Kern County. This program has been used extensively in rural portions of the County and it should remain viable in the as long as funds are available.
2h. Farmers Home Administration Section 504 Loan/Grant Program	USDA Rural Development operates this program in Kern County. This program has been used extensively in rural portions of the County and it should remain viable in the as long as funds are available.
OBJECTIVE 3: Promote sound housing through housing maintenance	
3a. Home Maintenance Counseling Program	There separate program for home maintenance counseling, but home maintenance counseling occurs as part of the Housing Rehabilitation Programs. This happens to a limited extent through the Housing rehabilitation Program, but is not a major effort.
3b. Neighborhood "Clean-Up/Fix-Up" Campaigns	Kern County Waste Management sponsors clean up days in all areas of the county to have people put out large items (bulky) that need to go to the landfill. This helps clean up unsightly outside storage. The waste haulers help participate by picking up the bulky waste left on the curbside.
OBJECTIVE 5: To conserve 194 assisted low income units (142 in Metro Bakersfield)	
5a. Notice of Intent Monitoring Program	
5b. Low Income Rental Units Acquisition Feasibility Survey	Generally, it has not been necessary to purchase existing low-income rental properties to prevent them from converting to market-rate housing. Golden Empire Affordable Housing, Inc. has taken steps to purchase properties and a private developer acquired two properties that were in foreclosure and has maintained them as affordable units. This has taken place on a modest scale and may happen in the future. This should be kept as an option.
5c. "At-Risk" Unit Use of CDBG Funds	The County has not used CDBG funds to purchase any property at risk of conversion. However, CDBG remains a viable funding source for the preservation of at risk units. Although not occurring in the past, this could happen in the future under the right circumstances. This should remain as an option.
5d. "At-Risk" Unit Density Bonus Land Use Preservation	The County has adopted the State density bonus standards. However, the density bonus has not been used as a tool to preserve at-risk housing.

B. Progress in Meeting Quantified Objectives

Housing Production

The 1991 Housing Element identified a housing production objective of 27,750 units for the unincorporated areas based on KernCOG projections of regional growth. Of these units,

6,660 were designated for very low-income households, 4,718 for low-income households, 5,550 for moderate-income households, and 10,823 for above moderate-income households. Between 1990 and 1999, the total housing production in unincorporated County areas was 10,496 units, including 9,258 units of single family detached housing, 396 units of single-family attached housing, and 842 units of multi-family housing. This represents 38 percent of the total allocation. Many factors contributed to a shortage of housing production during the last housing element period, including a poor economy. In addition, many units developed in the unincorporated areas, particularly near the city of Bakersfield, were annexed into incorporated cities in order to receive services.

Based on the affordability calculations contained in Table 17 of the Housing Needs Assessment, very low income households can afford only subsidized housing, low income households can afford market rentals and many single family homes, and moderate and above moderate income households can afford single family homes. Therefore, the 135-unit very low income assisted development was placed in the very-low income category, the remaining units of multi-family housing, 346 units of single-family attached housing, and one-third of the single family detached units were placed in the low income category, and the remaining units placed in the moderate and above category, resulting in the following distribution:

- 135 units affordable to very low income households (2% of allocation)
- 3,726 units affordable to low income households (79% of allocation)
- 6,172 units affordable to moderate and above moderate-income households (38% of allocation).

While overall housing production fell short of that projected by KernCOG, the County met a large share of its needs for lower income households. Kern County is one of the most affordable housing markets in the State, and the County's regulations and standards are aimed at facilitating rather than constraining development. State homeownership assistance programs such as CalRural and CHFA point to Kern County as one of the most active and successful areas in moving low and moderate-income renters into homeownership.

Housing Rehabilitation

The 1991 Housing Element stated that 200-400 units would be rehabilitated over the period of the Housing Element. According to County staff, 128 units were rehabilitated with public assistance between 1991 and 1996. All of the rehabilitated units were occupied by households earning less than 80 percent of the County MFI. The 2002-2007 Housing Element continues to focus on housing rehabilitation throughout the unincorporated County, and estimates that 200 units will be rehabilitated with public assistance during the 2002-2007 period.

Housing Conservation

The 1991 Housing Element identified 7 assisted projects with 284 units as being at risk of conversion to market-rate uses. Three of the listed projects in the Metropolitan Bakersfield area have converted to market rate uses, which is a loss of 74 units. The remaining four projects, containing 210 units, have not converted to market-rate uses, but remain at-risk for

the 2002-2007 period. The 2002-2007 Housing Element sets forth a program and identifies funding sources to preserve the 8 at-risk developments with 282 units.

B. Progress in Meeting Quantified Objectives



6. Housing Plan

Sections 2 through 5 of the Housing Element present a housing needs assessment, an analysis of constraints to housing production, an inventory of land, financial, and administrative resources, as well as an evaluation of past housing accomplishments. This section presents the County's five-year Housing Plan, which sets forth goals, policies, and programs to address the identified housing needs and other important housing issues.

The County of Kern's housing plan for addressing the identified housing needs is detailed according to the following five areas:

- Conserving the Existing Supply of Housing
- Assisting in the Provision of Housing
- Providing Adequate Residential Sites
- Removing Constraints to Housing Production
- Promoting Equal Housing Opportunity

A. Housing Goals and Policies



The following are the goals and policies the County intends to implement to address the community's identified housing needs and issues.

Conserving the Existing Supply of Housing

Goal 1 To conserve and improve the quality of existing housing and residential neighborhoods in the County.

Policy 1.1 Maintain and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.

Policy 1.2 Provide home improvement and rehabilitation assistance to lower and moderate income households, seniors, disabled persons, and farmworkers.

Policy 1.3 Promote the repair, rehabilitation, or improvement of residential structures that are substandard or in disrepair.

Policy 1.4 Continue participation in State and federal programs designed to maintain housing affordability, including Section 8, HOME, CDBG, and Rural Development.

Policy 1.5 Preserve the existing stock of assisted rental housing for long term occupancy by lower income households.

Assisting in the Provision of Housing

- Goal 2** To assist in the provision of adequate housing to meet the needs of County residents. Establish a balanced approach to meeting housing needs of both owners and renters.
- Policy 2.1** Encourage the production of housing that meets the needs of all economic segments of the community.
- Policy 2.2** Provide financial and/or regulatory incentives where feasible to encourage the development of affordable housing.
- Policy 2.3** Participate in homeownership assistance programs to enable lower income households to purchase homes.
- Policy 2.4** Support the provision of rental housing for large families and farmworkers.
- Policy 2.5** Pursue State, federal, and other housing funds to leverage local funds and maximize assistance.

Providing Adequate Residential Sites

- Goal 3** To provide adequate housing sites through appropriate land use and zoning designations to accommodate the County's share of regional housing needs.
- Policy 3.1** Maintain an up-to-date inventory of potential sites available for future housing development, and provide the inventory to the development community.
- Policy 3.2** Provide adequate housing sites for special needs groups, including farmworkers, large families, homeless persons, and elderly households, through appropriate zoning designations and regulations.

Removing Constraints to Housing Production

- Goal 4** To mitigate potential governmental constraints to housing production and affordability.
- Policy 4.1** Offer financial and/or regulatory incentives, where feasible, to offset or reduce the costs of developing housing.
- Policy 4.2** Periodically review County regulations, ordinances, and residential fees to ensure that they do not unduly constrain housing development.



Promoting Equal Housing Opportunity

Goal 5 To promote equal opportunity for all residents to reside in housing of their choice.

Policy 5.1 Continue to support the enforcement of fair housing laws prohibiting arbitrary discrimination in the building, financing, selling, or renting of housing.

Policy 5.2 Continue to financially support the provision of fair housing services to County residents.

Policy 5.3 Promote housing that meets the needs of farmworkers, large families, homeless persons, persons with disabilities, and elderly households.

B. Housing Programs

The housing programs presented in this Housing Plan define the specific actions the County will undertake to achieve its stated goals and policies. The housing programs presented on the following pages include existing programs as well as several new programs that have been added to address the identified housing needs. The program summary (Table 32) included at the end of this section specifies for each program the following: goal, key five-year objective(s) for the unincorporated areas, time frame for implementation, funding source(s), and agency responsible for program implementation.

Conserving the Existing Supply of Housing

1. Code Compliance

Program Description: The County Code Compliance Division operates a complaint-based code Compliance program throughout the unincorporated areas. In addition, two pilot proactive code Compliance programs have recently been initiated in the Oildale and East Bakersfield areas. The code Compliance staff consists of 6 officers, who investigate approximately 4,800 complaints annually. Housing code violations and junk cars are the most common violations. Eligible applicants are directed toward the County-sponsored rehabilitation programs. In addition, the Code Compliance Division operates a substandard structure removal program, whereby properties that cannot be rehabilitated are removed using Code Compliance Division funds or funds from the Community Development Department.

According to code Compliance staff, three quarters of complaints are resolved prior to any citation or other Compliance activity, as violations are corrected or proven false before any additional action is required. For properties where the violation is not corrected, notices or citations are issued, and violations are corrected and charged to the property owner. In extreme cases, the Code Compliance Division will fund demolition of a substandard structure out of code Compliance funds or through the Community Development Department.

Funding Source: General Fund

Five-Year Program Objective: Continue to conduct code compliance activities in the unincorporated County areas. Continue to inform eligible applicants of the availability of County-sponsored rehabilitation programs.

2. Neighborhood Clean-up/Fix Up Campaigns

Program Description: Each year, Kern County Waste Management sponsors a “neighborhood clean up/fix up” day in all areas of the County, in order to assist in the disposal of large unsightly items that need to be placed in a landfill. By picking up these items, Kern County

Waste Management assists in removing visual deterioration from homes, and encourages continued property maintenance.

Funding Source: Kern County Waste Management

Five-Year Program Objective: Continue to sponsor a “neighborhood clean up/fix up” days on an annual basis.

3. Housing Rehabilitation Programs

3a. *Housing Rehabilitation-CDBG Funded*

Program Description: The CDBG rehabilitation program provides deferred loans of up to \$35,000 for a wide range of activities, including alleviating health and safety issues, constructing on and off-site improvements required by local agencies, and demolition of substandard units. Funds may be used for both single-family and multi-family structures, as well as mobile homes not on a permanent foundation. Funds are available to households earning up to 70 percent of the County Median Family Income (MFI). The County has identified owners living in overcrowded conditions as a high priority for the use of rehabilitation funds.

Previously, the County offered a subsidized loan program through private lenders in which funds were available to households earning up to 120 percent of MFI. The County is currently looking for a lending institution to continue the loan component of the rehabilitation program.. This would allow for a greater number of loans and would allow more households to qualify for rehabilitation assistance.

Funding Source: CDBG

Five-Year Program Objective: Provide funding assistance to 10 households annually, for a total of 50 over the five year period. Continue to advertise program availability thorough flyers placed at community locations, newspaper ads, and direct mailing in targeted neighborhoods. Enter into cooperative agreement with lending institution within 2003/04.

3b. *Housing Rehabilitation-HOME Funded*

Program Description: The HOME housing rehabilitation program provides deferred and direct loans with a five year renewable term. Funds may be used for both owner-occupied and renter-occupied single and multi-family housing, and mobile homes not on a permanent foundation. The maximum loan amount is \$50,000, and funds may be used for a wide range of activities, including alleviating health and safety issues, constructing on and off-site improvements required by local agencies, and demolition of substandard units. Frequently, the County uses HOME funds to remove and replace substandard units, as the cost of rehabilitation is excessive. In addition, HOME funds may be given as grants to qualified applicants for construction of on-site improvements. The County has identified owners living in overcrowded conditions as a high

priority for the use of rehabilitation funds. Previously, the County offered a subsidized loan program through private lenders, for households earning up to 120 percent of MFI. The County is currently looking for a lending institution to continue the loan component of the rehabilitation program, which would allow for issuance of more loans to a greater number of households.

Funding Source: HOME

Five-Year Program Objective: Provide funding assistance to 10 households annually, for a total of 50 over the five year period. Continue to advertise program availability through flyers placed at community locations, newspaper ads, and direct mailings in targeted neighborhoods. Enter into cooperative agreement with lending institution within 2003/04.

4. Section 8 Rental Assistance

Program Description: The Section 8 program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. In Kern County, the Section 8 program offers a voucher that pays the difference between up to 110 percent of the current fair market rent (FMR) and the amount a tenant can afford to pay (30% of household income). The voucher allows a tenant to choose housing that may cost above the payment standard, provided the tenant pays the extra cost. The Housing Authority of the County of Kern (HACK) operates the Section 8 program for Kern County. Currently (2002) HACK administers approximately 3,200 Section 8 vouchers Countywide, and has a waiting list of more than 2,300 households. HACK's waiting list remains open, indicating that enough turnover will occur among current Section 8 recipients to meet the needs of persons on the waiting list.

Funding Source: HUD Section 8 funds

Five-Year Program Objective:

- Continue to provide tenant referrals received through the Fair Housing Hotline as well as other inquiries to HACK for Section 8 Rental Assistance.
- Support HACK as appropriate in preparation of the Annual Public Housing Agency Action Plan to identify and adjust strategies for expanding the use of Section 8 assistance.
- Assist HACK in applying for new Section 8 as available through HUD, including special purpose vouchers targeted specifically for the disabled and elderly populations, through findings of consistency with the County Consolidated Plan.
- Support HACK as appropriate in maintaining and enhancing Section 8 lease-up rates through their marketing of the program to apartment owners and screening Section 8 applicants.

5. Preservation of Assisted Housing

Program Description: State law requires jurisdictions to include in their housing elements a program to preserve publicly-assisted low-income housing projects at risk of conversion to

market-rate uses. As of 2002, the unincorporated County areas contained 14 assisted housing developments and 13 public housing projects that provide 1,950 units of rental housing affordable to very low and low income households. Lower income agricultural workers occupy a large segment of this assisted housing. Eight developments with 282 units are at risk of conversion prior to June 30, 2012, due to both expiration of Section 8 contracts and potential expiration of USDA Rural Development loans (Section 515). However, all 8 projects are considered at low risk of conversion.

Funding Source: HOME, CDBG, USDA Rural Development, Tax Credits

Five-Year Program Objective: In cooperation with the Housing Authority of the County of Kern (HACK) and USDA Rural Development, the County will take the following actions to preserve at-risk publicly assisted housing projects:

- Monitor the at-risk units by maintaining contact with property owners regarding their long-term plan for the properties.
- Participate in the preservation of at-risk units by providing available financial and/or technical assistance to existing property owners and/or other organizations interested in purchasing and maintaining the properties should the owners be interested in selling.
- Ensure the property owners provide adequate tenant notification by:
 - ✓ Notifying tenants at least one year prior to potential conversion to market-rate housing.
 - ✓ Providing information regarding tenant rights and conversion procedures should an owner decide to convert his/her property to non-low-income use.
 - ✓ Coordinating with HACK regarding available Section 8 rental subsidies.

6. Farm Labor Housing Program

Program Description: The agricultural economy in Kern County generates the need for specialized housing for the migrant segment of the labor force. As discussed in the Needs Assessment, various factors have contributed to a decline in privately operated farm labor housing, with only 18 camps in 2002 compared to 71 in 1986. HACK owns 5 year-round farmworker housing projects that provide 281 units and two seasonal projects that provide 210 units. Preservation of the existing publicly operated farm labor housing is therefore critical. Recently, USDA Rural Development funded the renovation of two Migrant Labor Centers in Arvin and Shafter. The renovation will result in 84 units targeted for large families, and will provide expanded services including a childcare center, shops, and offices.

Funding Source: HACK, USDA Rural Development, HOME

Five-Year Program Objective: Preserve the existing stock of publicly owned farm labor housing, and support the creation of additional public and private facilities through permissive zoning which allows farmworker housing by right, and funding support (e.g. HOME). Continue to prioritize the use of local HOME funds to increase the supply of low income large family rental units, the majority of which will be occupied by farmworker households in unincorporated Kern County, through a combination of new construction, acquisition, and rehabilitation.

Assist in the Provision of Housing

7. First Time Homebuyer Assistance

The County's Community Development Department administers a successful first time homebuyer program utilizing HOME funds, discussed below. Two outside entities, California Home Mortgage Finance Authority (CalRural) and the California Housing Finance Agency (CHFA), also operate active first time homebuyer programs in the county. CalRural provides programs offering down payment and closing cost assistance to households earning up to 80 percent of the County MFI, and down payment assistance for households earning up to 120 percent of the County MFI. CalRural issued 400 loans for new and existing homes in Kern County during FY 2000/2001.

CHFA provides below market interest mortgage loans for the purchase and rehabilitation of homes. This program is also heavily utilized in the County, as a majority of the for-sale housing in the County's jurisdiction falls within CHFA's sales price limits.

7a. First-Time Homebuyer Program-HOME Funded

Program Description: Kern County operates a first time homebuyer program for households earning up to 80 percent of MFI. The program provides loans of up to \$3,500 to cover down payment and closing costs. No interest is accrued on the loan, and the loan is forgiven if the recipient resides in the purchased home for five years. The maximum purchase price for homes under the program is \$100,000.

Funding Source: HOME

Five-Year Program Objective: Provide loans to 35 households annually, for a total of 175 households over the five-year period.

8. New Rental Construction Program

8a. Rental Construction-HOME Funded

Program Description: The County provides loans from HOME funds to eligible developers for the construction of new rental housing. Under the program, all rental units must be affordable to households earning less than 60 percent of the County MFI, and 20 percent of the units must

be affordable to households earning less than 50 percent of the County MFI. The units must remain affordable for a minimum of 20 years, but not less than the period of the loan. The County has provided HOME funds in support of several rental projects in recent years, including Aldea Park Apartments, Vineyard Family Housing, and Springwood Court. The Kern County Consolidated Plan identified large households earning less than 80 percent of MFI as a high priority group for the use of HOME funds.

Funding Source: HOME

Five-Year Program Objective: Continue to provide loans through the NOFA process. Consistent with Consolidated Plan goals, prioritize loans to projects constructing units for large households, and seek to achieve 250 large family rental units through a combination of new construction, acquisition, and rehabilitation throughout the County's Consolidated Plan jurisdiction.¹

8b. *Rental Construction-Rural Development Section 515*

Program Description: The Section 515 program provides low interest loans for the construction of farmworker housing. For new construction projects, 95 percent of tenants must have very low incomes. Persons living in substandard housing are given first priority for tenancy in the new units.

The County has been active in facilitating the construction of farmworker housing through the USDA Rural Development Section 515 program. The unincorporated areas of the County currently (2002) contain 7 projects with 216 units for farmworkers. Funding under the Section 515 program has been reduced in recent years, frequently requiring leverage with other public monies. The County will continue to prioritize use of HOME funds for Section 515 projects which require local leverage.

Funding Source: USDA Rural Development Section 515 loans

Five-Year Program Objective: Support continued utilization of the program and project feasibility through leverage with local funds. Direct prospective affordable housing developers to USDA.

¹ The County of Kern Consolidated Plan jurisdiction encompasses the unincorporated communities within the County, and the participating cities of Arvin, California City, Maricopa, McFarland, Ridgecrest, Shafter, Tehachapi, and Wasco.

9. New Ownership Construction Program

9a. *Ownership Construction-Self Help Housing*

Program Description: The concept of “self-help” housing refers to housing that is built in part by the future occupants of the home. Self-help housing allows families to use their “sweat equity” as the downpayment on the new home they might otherwise not be able to afford. In the San Joaquin Valley, Self-Help Housing Enterprises of Visalia is actively involved in helping farm laborers and other low income families in becoming homeowners both through training and supervision as self-help builders, and assembling public and private funds in support of new construction. The County of Kern typically enters into an agreement with Self-Help Enterprises (SHE) to offer homeownership assistance to low income purchasers through the County homeownership assistance program.. The County has provided funding support to two SHE projects, one in Arvin and one in Shafter, with a third project pending in Lamont..

Funding Source: “Sweat equity,” State HCD, Rural Development Section 502, and other outside funding sources.

Five-Year Program Objective: Continue to support the development of self-help housing as a means of moving very low and low income renters into homeownership. Enter into cooperative agreements with self-help builders to provide loans to purchasers through the County’s homeownership assistance program.

Provide Adequate Residential Sites

10. Residential Sites Inventory

Program Description: As part of this Housing Element update, the County performed a parcel-specific vacant sites analysis using its Geographic Information System (GIS) database. In conjunction with the vacant sites inventory, the General Plan and Zoning information for each site was updated and incorporated into the GIS database. In addition, the GIS database identifies the presence of any environmental constraint on all parcels.

The land use database can serve as a useful tool to use with the development community in identifying suitable sites for residential development.

Funding Source: General Fund as necessary

Five-Year Program Objective: The County will maintain an up-to-date inventory of sites suitable for residential development, and provide to interested developers.

11. Transitional Housing and Emergency Shelters

Program Description: Transitional housing is typically defined as temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing or for youth that are moving out of the foster care system. An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis. The County's Zoning Code categorizes emergency shelters as an institutional use operated by charitable or public service organizations. Emergency shelters are permitted by right in most of the commercial and manufacturing districts, and conditionally permitted in all residential zones, the Neighborhood Commercial zone, and the Natural Resources zone. The Zoning Ordinance provides for transitional housing within several different categories of use (in part related to the nature of the homeless population being served): rehabilitation facilities, community care facilities, and single and multi-family residential structures. These uses are provided for in a variety of residential, agricultural and commercial zone districts, and are routinely approved by the County via a Conditional Use Permit process. The conditions established are focused on providing compatibility with the surrounding use, and as evidenced by the significant number of such transitional facilities provided, do not unduly constrain their development.

Funding Source: General Fund as necessary

Five-Year Program Objective: The County will continue to offer zoning procedures which serve to facilitate the provision of transitional housing and emergency shelters, including the granting of parking variances as appropriate.

Removing Constraints to Housing Production

12. Density Bonus and Other Development Incentives

Program Description: The County offers density incentives for projects that provide desired elements including infrastructure, affordable housing, day care, and clustered development. A qualifying project may receive one of the following density bonuses:

- 1) A density bonus of up to 20% granted to residential projects of five or more units located in the Low Density Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), Mobilehome Park (MP), or General Commercial (C-2) Districts that provide complete infrastructure improvements, including community water distribution and sewage collection and treatment systems.
- 2) A density bonus of 25% granted to specified residential projects of five or more units in which at least 20% of the units are affordable to persons and families of lower income or in which 10% of the units are affordable to very low income households, or 50% of the units will be provided for qualifying residents. The applicant may request a waiver of standards as authorized by Section 65915 of the Government Code.

- 3) A density bonus of 20% granted to residential developments of 50 or more units within the Medium Density Residential (R-2), High Density Residential (R-3), Mobilehome Park (MP), or General Commercial (C-2) Districts when on-site daycare facilities are provided.
- 4) A density bonus of 10% granted to residential developments in conjunction with submittal and approval of a Cluster Plan.

The State Department of Housing and Community Development (HCD) is currently reviewing the County density bonus standards to ensure that the County standards do not undermine the State standards that seek to contribute to the economic feasibility of developing low income housing. The County will continue to work with HCD to ensure that the County standards are in compliance with State standards, and make any amendments necessary to the County standards.

Funding Source: General Fund as necessary

Five-Year Program Objective: Encourage the use of the density bonus program to provide affordable housing as well as other desired elements. Advertise the availability of the program through brochures and on the County website. Continue to work with HCD to ensure that the County standards are in compliance with State standards, and make any amendments necessary to the County standards.

13. Processing Procedures

Program Description: The County continuously reviews permit-processing procedures to determine ways to streamline the process. Currently, the County Resource Management Agency (RMA) provides coordination, integration, and management oversight to the Planning Department, Roads Department, Waste Management, Environmental Health Services, and Engineering and Survey Services.

In streamlining regulation, the County has taken several steps, including:

- Streamlining Workers Compensation and Contractor's License tracking;
- Early CEQA consultation;
- Eliminating plot plan requirements for over 12 types of permits;
- Eliminating the landscape plan requirements for lots under one-half acre;
- Simplifying the lot line adjustment processing; and
- Reducing processing costs.

The Planning Department has streamlined permit processing by:

- Reducing environmental analysis from 11 to 3 pages;
- Authorizing the counter staff to sign-off on zoning approvals for building permits;

- Adopting a system for over-the-counter review of lot line adjustments by appointment;
- Instituting a Preliminary Application Review Committee to assist and expedite the permitting process as it relates to residential and general land development projects; and
- Instituting a Customer Service Center to provide better and more direct service to the public by having representative staff of the following County Departments: Engineering and Survey Services, Waste Management, Roads Department, and Planning.

Funding Source: General Fund as necessary

Five-Year Program Objective: Continue to review regulations and permit processing procedures to ensure that processing times are as efficient as possible.

14. Infrastructure Improvement Program

Program Description: Many older neighborhoods throughout the County have inadequate water, sewer, and septic tank systems. These constraints can contribute to the deterioration of the housing stock as developments with newer infrastructure are built. Self-Help Enterprises (SHE) coordinates with existing water companies and districts throughout the County to assist communities in improving water and sewer systems. SHE services include conducting community meetings, assistance with funding applications, development of options based on the area's needs, and overseeing construction. Self Help Enterprises has assisted 16 communities throughout the County in obtaining funding for infrastructure improvements, and is currently working with 9 communities to obtain necessary funding.

Funding Source: CDBG, USDA Rural Development, California Small Community Grant Program, and Public Utility District funds.

Five-Year Program Objective: Continue to coordinate with Self-Help Enterprises to assist communities with infrastructure improvement needs. Direct communities with infrastructure needs to Self Help-Enterprises for assistance.

15. Housing for Persons with Disabilities

Program Description: Pursuant to SB 520, jurisdictions are required to analyze constraints to the development of housing for persons with disabilities and take measures to remove the constraints. Kern County has conducted an initial review of zoning code and building code requirements and has not identified any barriers to the provision of accessible housing. However, the County will undertake a more detailed analysis within one year to confirm that no such constraints exist.

Funding Source: General Fund as necessary

Five-Year Program Objective:

- By 2003, conduct a detailed analysis of zoning code regulations to identify potential constraints to the development of housing for persons with disabilities.
- Modify regulations as appropriate to remove any constraints.
- As part of the County's annual review of the Housing Element, report to HCD on the findings of the zoning and building code analysis.

Promoting Equal Housing Opportunities

16. Fair Housing Program

Program Description: The County of Kern operates a Fair Housing Program under the Community Development Block Grant (CDBG) program. The County provides a variety of fair housing services, including:

- Education Activities-brochures, posters, and presentations to the public
- Hotline Service-a hotline number in English and Spanish to register fair housing complaints
- Investigation/Testing-Investigate the validity of a discrimination complaint
- Mediation-mediate disputes between two parties (e.g. a landlord and tenant)
- Coordination-provide connecting links between various groups involved in fair housing.

Funding Source: CDBG

Five-Year Program Objective: Continue to provide fair housing services to County residents and take the necessary steps to eliminate any fair housing violation.

17. Homeless Continuum of Care

Program Description: Kern County annually prepares a continuum of care for homeless assistance, which contains goals and objectives designed to reduce homelessness throughout the County. The continuum of care focuses on seven facets of homeless assistance:

- Prevention
- Outreach/Assessment
- Emergency Shelter
- Transitional Housing
- Permanent Housing
- Permanent Supportive Housing; and
- Supportive Services

In November 2001, approximately \$2.8 million in Supportive Housing Program and Shelter Plus Care funds were awarded to homeless providers in Kern County. In addition, Kern County

received \$221,000 in Emergency Shelter Grant (ESG) funds. Ongoing projects include providing 100 additional emergency shelter beds in the rural areas of the County.

Funding Source: CDBG, ESG, Supportive Housing Program, Shelter Plus Care

Five-Year Program Objective: Provide 100 additional emergency shelter vouchers targeted to rural areas of the County. Continue to utilize the continuum of care to identify homeless needs and direct funds toward projects that effectively address the needs.

Table 32
Housing Implementation Programs Summary
Kern County – Unincorporated Areas

Housing Program	Program Goal	Five-year Objective(s)	Funding Source	Responsible Agency/ Dept.	Time-Frame
Conserve the Existing Supply of Housing					
1.Code Compliance	Improve housing conditions Countywide	Continue to conduct code compliance activities Countywide and in targeted areas. Inform eligible applicants of the availability of County-sponsored rehabilitation programs.	General Fund	County Code Compliance Division	Ongoing
2. Neighborhood Clean Up/Fix Up Program	Assist in property maintenance	Continue to sponsor a "neighborhood clean up/fix up" day annually	General Fund	Kern County Waste Management	Ongoing
3. Housing Rehabilitation Programs					
3a. CDBG Funded	Housing rehabilitation	Provide funding assistance to 50 households. Enter into cooperative agreement with lending institution in 2003/04.	CDBG	Kern County Community Development Department	Ongoing
3b. Home Funded	Housing rehabilitation and removal/replacement of substandard structures	Provide funding assistance to 50 households. Enter into cooperative agreement with lending institution in 2003/04.	HOME	Kern County Community Development Department	Ongoing
4. Section 8 Rental Assistance	Provide rental assistance to lower income households	• Provide referrals to HACK for Section 8 rental assistance. • Support HACK in preparation of annual Public Housing Agency Plan. • Support HACK in application for new Section 8 vouchers through findings of consistency with the Consolidated Plan. • Support HACK in maintaining and enhancing Section 8 lease up rates.	HUD Section 8	HACK; Kern County Community Development Department	Ongoing

Table 32
Housing Implementation Programs Summary
Kern County – Unincorporated Areas

Housing Program	Program Goal	Five-year Objective(s)	Funding Source	Responsible Agency/ Dept.	Time-Frame
5. Preservation of Assisted Housing	Preserve 282 at-risk housing units in 8 developments	In cooperation with the Housing Authority of the County of Kern (HACK) and USDA Rural Development, the County will take the following actions to preserve at-risk publicly assisted housing projects: • Monitor the at-risk units. • Participate in the preservation of at-risk units by providing available financial and/or technical assistance • Ensure the property owners provide adequate tenant notification by: ✓ Notifying tenants at least one year prior to potential conversion to market-rate housing. ✓ Providing information regarding tenant rights and conversion procedures should an owner decide to convert his/her property to non-low-income use. ✓ Coordinating with HACK regarding available Section 8 rental subsidies.	USDA Rural Development, HOME, CDBG, Tax Credits	HACK, USDA Rural Development, Kern County Resource Management Agency	Within one year of potential conversion of properties
6. Farm Labor Housing Program	Preserve farm labor housing	Preserve the existing stock of publicly owned farm labor housing, and support the creation of additional public and private facilities through permissive zoning, which allows farmworker housing by right, and funding support.	HACK, USDA Rural Development	HACK, Community Development Department, Planning Department	Ongoing
Assist in the Provision of Housing					
7. First Time Homebuyer Assistance Programs					

Table 32
Housing Implementation Programs Summary
Kern County – Unincorporated Areas

Housing Program	Program Goal	Five-year Objective(s)	Funding Source	Responsible Agency/ Dept.	Time-Frame
7a. HOME Funded	Assist lower income households with home purchase	Provide loans to 175 households over the five-year period.	HOME	Community Development Department	2003
8. New Rental Construction Programs					
8a. HOME Funded	Assist in the construction of affordable rental housing	Continue to provide loans through the NOFA process.	HOME	Community Development Department	Ongoing
8b. USDA Rural Development Section 515	Assist in the construction of affordable rental housing	Support utilization of the program through leverage with local funds. Direct prospective affordable developers to USDA.	Section 515	USDA Rural Development, Community Development Department	2003
9. New Ownership Construction Program					
9a. Self Help Housing	Assist in the construction of affordable ownership housing	Continue to support the development of self-help housing.	Sweat equity, Section 502, other outside funding sources	Community Development Department, Self Help Enterprises.	2003
Provide Adequate Residential Sites					
10. Residential Sites Inventory	Maintain inventory of adequate residential sites	Maintain an up-to-date inventory of sites suitable for residential development and provide to interested developers	General Fund as necessary	County Resource Management Agency	2002-2007
11. Transitional Housing and Emergency Shelters	Allow for the development of transitional housing and emergency shelters.	The County will continue to offer zoning procedures which serve to facilitate the provision of transitional housing and emergency shelters, including the granting of parking variances as appropriate.	General Fund as necessary	County Resource Management Agency	Ongoing
Removing Constraints to Housing Production					
12. Density Bonus and Other Development Incentives	Remove constraints to the development of affordable housing	Encourage the use of the density bonus program to provide affordable housing as well as other desired elements. Continue to work with HCD to ensure that the County standards are in compliance with State standards, and make any amendments necessary to the County standards.	General Fund as necessary	County Resource Management Agency	2003

Table 32
Housing Implementation Programs Summary
Kern County – Unincorporated Areas

Housing Program	Program Goal	Five-year Objective(s)	Funding Source	Responsible Agency/ Dept.	Time-Frame
13. Processing Procedures	Remove constraints to the development of affordable housing	Continue to review regulations and permit processing procedures to ensure that processing times are as efficient as possible	General Fund as necessary	County Resource Management Agency	Ongoing
14. Infrastructure Improvement Program	Provide infrastructure improvements in rural communities.	Continue to coordinate with Self-Help Enterprises to assist communities with infrastructure improvement needs. Direct communities with infrastructure needs to Self Help-Enterprises for assistance.	CDBG, USDA Rural Development, California Small Community Grant Program, Individual Public Utility District funds.	Community Development Department, Self-Help Enterprises	Ongoing
15. Housing for Persons with Disabilities	Remove constraints to the development of housing for persons with disabilities	• By 2003, conduct a detailed analysis of zoning code and building code regulations to identify potential constraints to the development of housing for persons with disabilities. • Modify regulations as appropriate to remove any constraints. • As part of the County's annual review of the Housing Element, report to HCD on the findings of the zoning and building code analysis.	General Fund as necessary	County Resource Management Agency	2003
Promoting Equal Housing Opportunities					
16. Fair Housing Program	Promote equal housing opportunity for all residents	Continue to provide fair housing services to County residents and take the necessary steps to eliminate any fair housing violation	CDBG	Community Development Department	Ongoing

Table 32
Housing Implementation Programs Summary
Kern County – Unincorporated Areas

Housing Program	Program Goal	Five-year Objective(s)	Funding Source	Responsible Agency/ Dept.	Time-Frame
17. Homeless Continuum of Care	Provide assistance to homeless persons	Provide 100 additional emergency shelter vouchers targeted to rural areas of the County. Continue to utilize the continuum of care to identify homeless needs and direct funds toward projects that effectively address the needs.	CDBG, ESG, Supportive Housing Program, Shelter Plus Care	Community Development Department, Mental Health Services Department	Ongoing

Table 33
Proposed Five-Year Housing Accomplishments

Activity	Very Low Income	Low Income	Moderate Income and Above	Total
New Construction	2,595	1,916	6,768	11,279
Rehabilitation	25	25	50	100
Preservation of At-Risk Units	141	141		282

Appendix A
Public Participation Meeting Invites

Report for Learning Technology

Activity	Time	Score	Grade
Activity 1	10:00 - 10:30	85%	B
Activity 2	10:30 - 11:00	75%	C
Activity 3	11:00 - 11:30	90%	A
Activity 4	11:30 - 12:00	80%	B
Activity 5	12:00 - 12:30	70%	C
Activity 6	12:30 - 13:00	85%	B
Activity 7	13:00 - 13:30	75%	C
Activity 8	13:30 - 14:00	90%	A
Activity 9	14:00 - 14:30	80%	B
Activity 10	14:30 - 15:00	70%	C
Activity 11	15:00 - 15:30	85%	B
Activity 12	15:30 - 16:00	75%	C
Activity 13	16:00 - 16:30	90%	A
Activity 14	16:30 - 17:00	80%	B
Activity 15	17:00 - 17:30	70%	C
Activity 16	17:30 - 18:00	85%	B
Activity 17	18:00 - 18:30	75%	C
Activity 18	18:30 - 19:00	90%	A
Activity 19	19:00 - 19:30	80%	B
Activity 20	19:30 - 20:00	70%	C
Activity 21	20:00 - 20:30	85%	B
Activity 22	20:30 - 21:00	75%	C
Activity 23	21:00 - 21:30	90%	A
Activity 24	21:30 - 22:00	80%	B
Activity 25	22:00 - 22:30	70%	C
Activity 26	22:30 - 23:00	85%	B
Activity 27	23:00 - 23:30	75%	C
Activity 28	23:30 - 24:00	90%	A
Activity 29	24:00 - 24:30	80%	B
Activity 30	24:30 - 25:00	70%	C
Activity 31	25:00 - 25:30	85%	B
Activity 32	25:30 - 26:00	75%	C
Activity 33	26:00 - 26:30	90%	A
Activity 34	26:30 - 27:00	80%	B
Activity 35	27:00 - 27:30	70%	C
Activity 36	27:30 - 28:00	85%	B
Activity 37	28:00 - 28:30	75%	C
Activity 38	28:30 - 29:00	90%	A
Activity 39	29:00 - 29:30	80%	B
Activity 40	29:30 - 30:00	70%	C
Activity 41	30:00 - 30:30	85%	B
Activity 42	30:30 - 31:00	75%	C
Activity 43	31:00 - 31:30	90%	A
Activity 44	31:30 - 32:00	80%	B
Activity 45	32:00 - 32:30	70%	C
Activity 46	32:30 - 33:00	85%	B
Activity 47	33:00 - 33:30	75%	C
Activity 48	33:30 - 34:00	90%	A
Activity 49	34:00 - 34:30	80%	B
Activity 50	34:30 - 35:00	70%	C
Activity 51	35:00 - 35:30	85%	B
Activity 52	35:30 - 36:00	75%	C
Activity 53	36:00 - 36:30	90%	A
Activity 54	36:30 - 37:00	80%	B
Activity 55	37:00 - 37:30	70%	C
Activity 56	37:30 - 38:00	85%	B
Activity 57	38:00 - 38:30	75%	C
Activity 58	38:30 - 39:00	90%	A
Activity 59	39:00 - 39:30	80%	B
Activity 60	39:30 - 40:00	70%	C
Activity 61	40:00 - 40:30	85%	B
Activity 62	40:30 - 41:00	75%	C
Activity 63	41:00 - 41:30	90%	A
Activity 64	41:30 - 42:00	80%	B
Activity 65	42:00 - 42:30	70%	C
Activity 66	42:30 - 43:00	85%	B
Activity 67	43:00 - 43:30	75%	C
Activity 68	43:30 - 44:00	90%	A
Activity 69	44:00 - 44:30	80%	B
Activity 70	44:30 - 45:00	70%	C
Activity 71	45:00 - 45:30	85%	B
Activity 72	45:30 - 46:00	75%	C
Activity 73	46:00 - 46:30	90%	A
Activity 74	46:30 - 47:00	80%	B
Activity 75	47:00 - 47:30	70%	C
Activity 76	47:30 - 48:00	85%	B
Activity 77	48:00 - 48:30	75%	C
Activity 78	48:30 - 49:00	90%	A
Activity 79	49:00 - 49:30	80%	B
Activity 80	49:30 - 50:00	70%	C
Activity 81	50:00 - 50:30	85%	B
Activity 82	50:30 - 51:00	75%	C
Activity 83	51:00 - 51:30	90%	A
Activity 84	51:30 - 52:00	80%	B
Activity 85	52:00 - 52:30	70%	C
Activity 86	52:30 - 53:00	85%	B
Activity 87	53:00 - 53:30	75%	C
Activity 88	53:30 - 54:00	90%	A
Activity 89	54:00 - 54:30	80%	B
Activity 90	54:30 - 55:00	70%	C
Activity 91	55:00 - 55:30	85%	B
Activity 92	55:30 - 56:00	75%	C
Activity 93	56:00 - 56:30	90%	A
Activity 94	56:30 - 57:00	80%	B
Activity 95	57:00 - 57:30	70%	C
Activity 96	57:30 - 58:00	85%	B
Activity 97	58:00 - 58:30	75%	C
Activity 98	58:30 - 59:00	90%	A
Activity 99	59:00 - 59:30	80%	B
Activity 100	59:30 - 60:00	70%	C

Thousand Oaks Meeting List

Deborah Burton
Ann: Linda Gill
1475 E. Truxtun Ave.
Thousand Oaks, CA 91320

Affordable Home
Ann: Ruth Hutz
2962 San Dimas
Hunting, CA 91307

Cablevision Community Services, Inc.
Ann: Christine W. Cook
Attn: Compliance Group
Encinitas, CA 92025

AgriLink, AgriLink Services Department
Attn: AgriLink
Encinitas, CA 92025

Ann: David's Home
101 E. Main Ave.
Hunting, CA 91307

Huntingfield Home, Hunting
Ann: David's Home, Hunting
Hunting, CA 91307

Cablevision Basic Cable Services
Ann: Christine W. Cook
Encinitas
Encinitas, CA 92025

Cablevision
Ann: Christine W. Cook
Encinitas
Encinitas, CA 92025

Cablevision
Ann: Christine W. Cook
Encinitas
Encinitas, CA 92025

Cablevision
Ann: Christine W. Cook
Encinitas
Encinitas, CA 92025

Cablevision
Ann: Christine W. Cook
Encinitas
Encinitas, CA 92025

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Ann: Christine W. Cook
Encinitas
Encinitas, CA 92025

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Ann: Christine W. Cook
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Encinitas, CA 92025

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Ann: Christine W. Cook
Encinitas
Encinitas, CA 92025

Cablevision
Ann: Christine W. Cook
Encinitas
Encinitas, CA 92025

Cablevision
Ann: Christine W. Cook
Encinitas
Encinitas, CA 92025

Cablevision
Ann: Christine W. Cook
Encinitas
Encinitas, CA 92025

Appendix A Public Participation Meeting Invitees

Appendix A
Public Participation Meeting Minutes

Housing Element Meeting List

Bethany Services
Attn: Louis Gill
1600 E. Truxtun Ave
Bakersfield, CA 93305

Affordable Homes
Attn: Rick Holz
2602 Sun Drive
Hanford, CA 93230

California Community Services, Inc.
Attn: Alexander H. Lark
3516 Chaddsford Court
Bakersfield, CA 93313

Aging and Adult Services Department
2717 O St
Bakersfield, CA 93301

Aunt Cherie's Home
3811 Mt. Vernon Ave
Bakersfield, CA 93306

Bakersfield Rescue Mission
Attn: Daniel Gorman, Director
830 Beale Ave
Bakersfield, CA 93305

California Rural Legal Assistance
Attn: Executive Director
629 Main
Delano, CA 93215

Catholic Charities
Attn: Director
525 18th St
Bakersfield, CA 93301

Catholic Social Services
Attn: Joan Garibaldi
310 Baker St
Bakersfield, CA 93305

City of Ridgecrest
Attn: Lois Landrum
100 West California Ave
Ridgecrest, CA 93555

DeVill Rehabilitation Facility
Attn: Alice Hall, Manager
1709 D St
Bakersfield, CA 93301

Desert Counseling Clinic
Attn: Kye Soale
2105 F St
Bakersfield, CA 93301

Community Support Options
Attn: John Stockton
P.O. Box 464
Wasco, CA 93280

Friendship House
Attn: Will Moton, Executive Director
P.O. Box 70005
Bakersfield, CA 93387

Desert Hacienda
Attn: Agnes Itzahki
21762 Wisteria St
California City, CA 93505

Family to Family
Attn: David W. Mills
900 22nd St
Bakersfield, CA 93301

Clinica Sierra Vista HIV Services
Attn: Marta Madden
3550 Q St, #304
Bakersfield, CA 93301

Clinica Sierra Vista
Attn: Colleen Sullivan
P.O. Box 457
Lamont, CA 93241

Commission on Aging
Attn: Director
1415 Truxtun Ave
Bakersfield, CA 93301

Clinica Sierra Vista
Attn: Bill Underwood
8787 Hall Rd.
Lamont, CA 93241

Clinica Sierra Vista – Homeless Clinic
Attn: Marie Wall, R.N.
P.O. Box 3296
Bakersfield, CA 93385

Kern Linkage Program
Attn: Jeanette Pritchard, Outreach
Worker
2525 N. Chester Ave
Bakersfield, CA 93308

Kern County Veterans Services Dept
Attn: Charles Bikakis, Director
1120 Golden State Hwy
Bakersfield, CA 93301

Kern County Network for Children
Attn: Stephen Sanders, Executive
Director
3501 Chester Ave
Bakersfield, CA 93301

Kern County Mental Health Dept
Attn: Diane Koditek, Director
P.O. Box 1000
Bakersfield, CA 93302

Kern County Mental Health Assoc
Attn: Paul Brown
345 Chester Ave
Bakersfield, CA 93301

Indian Wells Valley Community Health
Center
Attn: Debbie Robertson
139 N. Balsam
Ridgecrest, CA 93555

Independent Living Center of KC
Attn: Executive Director
1631 30th St
Bakersfield, CA 93301

Housing Authority of the County of
Kern
Attn: Norma Rojas-Mora
1102 South Robinson
Bakersfield, CA 93307

Housing Assistance Corp.
Attn: Kathleen Paley
P.O. Box 11863
Fresno, CA 93775

KCEOC Family Health Clinic
1611 First St.
Bakersfield, CA 93304

Kern County FEMA Board
Attn: Rollie Moore
P.O. Box 997
Bakersfield, CA 93302

Kern County Economic Opportunity
Corp
Attn: Ralph Martinez
300 19th St
Bakersfield, CA 93301

Kern County Dept. of Public Health
Attn: Deborah Tyler, PHN III
1700 Flower St
Bakersfield, CA 93305

Kern County Dept. of Human Services
Attn: Tony P. Lopez
P.O. Box 511
Bakersfield, CA 93302

Women's Center High Desert
Attn: Carol Beecroft, Executive Director
P.O. Box 309
Ridgecrest, CA 93555

VistaCare
Attn: Nick Damian
2916 Eye St
Bakersfield, Ca 93301

Veterans Assistance Foundation
Attn: Robert R. Piaro
1120 Golden State Ave
Bakersfield, CA 93301

Valley Catholic Charities
Attn: Juan Rivera
525 18th St
Bakersfield, CA 93302

Kern County Dept of Human Services –
CPS
Attn: April Adams
P.O. Box 511
Bakersfield, CA 93302

VAHLP
Attn: Brad Koach
5228 E. Pine Ave, Suite A
Fresno, CA 93775

Joyce Chancellor
16998 Mountain View
North Edwards, CA 93520

Duane and Donna Pockrandt
1557 N Alford St
Ridgecrest, CA 93555

College Health Clinic
Attn: James Simmons
20031 Valley Blvd.
Tehachapi, CA 93561

Brett Correia
P.O. Box 582
Kernville, CA 93238-0582

Delano Rotary Club
P.O. Box 566
Delano, CA 93216

Community Connection Center
1747 Princeton St.
Delano, CA 93215

Kern Family Health Care
Attn: Elizabeth Howard
1600 Norris Rd.
Bakersfield, CA 93308

Kern County Network for Children
Attn: Tom Corson, Project Facilitator
3501 Chester Ave
Bakersfield, CA 93301

Kern County Mental Health Services –
Family Adv.
Attn: Luann Baldwin
P.O. Box 1000
Bakersfield, CA 93302

Kern County Mental Health Services
Attn: Fred Hawley
P.O. Box 1000
Bakersfield, CA 93302

Kern County FEMA Board
Attn: Tricia Richter
P.O. Box 997
Bakersfield, CA 93302

Kern County Economic Opportunity
Corp
Attn: Mona Twocats
300 19th St
Bakersfield, CA 93301

Kern County of Human Services
Attn: Pete Burns
100 East California Ave
Bakersfield, CA 93307

Kern County Dept of Human Services
Attn: Glenn Basconcillo
P.O. Box 511
Bakersfield, CA 93302

Kern Linkage Program
Attn: Carolyn Wade, Outreach
Supervisor
P.O. Box 1000
Bakersfield, CA 93302

Kern Counseling Center
Attn: Vernon Valenzuela, MFT
4001 Union Ave, Suite 1
Bakersfield, CA 93305

Kern County Mental Health Assoc.
Attn: Janet Johnson
345 Chester Ave
Bakersfield, CA 93303

Pathway
Attn: Caryn Mason
2913 South H St
Bakersfield, CA 93304

Needs Center
P.O. Box 933
Taft, CA 93268

National Farm Workers Service Center
Attn: Emilio Huerta
P.O. Box 62
Keene, CA 93531

National Association for People with
Disabilities
Attn: Director
4032 Jewett Ave
Bakersfield, CA 93301

Mercy Services Corporation
Attn: Tony Ayan
1885 Madison St
Bakersfield, CA 93307

Love, Inc.
Attn: Director
P.O. Box 10082
Bakersfield, CA 93389

Lamont/Weedpatch Neighborhood
Partnership
Attn: Nancy Frick
8201 Palm
Lamont, CA 93241

Kern Valley A.M.I.
Attn: Marlines Caswell
P.O. Box 1411
Weldon, CA 93283

Kern Linkage Program
Attn: Jessie Gonzales, Outreach Worker
P.O. Box 1000
Bakersfield, CA 93302

Kern Lifeline Project
3550 Q St, #304
Bakersfield, CA 93301

Mercy Charities
Attn: Barbara Gualco
1028A Howard St
San Francisco, CA 94103

Kern Food Bank
Attn: Director
800 14th St
Bakersfield, CA 93301

Kern County A.M.I.
Attn: President
P.O. Box 9144
Bakersfield, CA 93389

National Farm Workers Service Center
Attn: Manuel Bernal
634 S. Spring St, Suite 911
Los Angeles, CA 90014

Kern Co. Dept. of Mental Health
Attn: Joel Moreno, Supervising
Clinician
930 F St
Wasco, CA 93280

National Farm Workers Service Center
Attn: Alex Smith
634 Spring St., Suite 911
Los Angeles, CA 90014

Kern Chapter American Red Cross
Attn: Mike Ellison
P.O. Box 1226
Bakersfield, CA 93302-1226

Mexican – American Opportunity
Foundation
Attn: Martin Castro
2001 28th St
Bakersfield, CA 93301

Jamison Center
1010 Shalimar Drive
Bakersfield, CA 93306

Restoration Community Project, Inc.
Attn: Gil Anthony
P.O. Box 70006
Bakersfield, CA 93387

Proteus
Attn: Luis Conde
1427 South Lexington
Delano, CA 93215

Mercy Healthcare Special Needs Dept
P.O. Box 119
Bakersfield, CA 93302

Living Connections, Inc.
Attn: Bonita Coyle, Board Chair
800 Tangerine St
Bakersfield, CA 93306

Proteus
Attn: Director
1400 S. Union Ave, #102
Bakersfield, CA 93307-4142

Heritage of America Foundation
1004 H St, Suite F
Bakersfield, CA 93304

Goodwill Industries
Attn: Director
805 19th St
Bakersfield, CA 93301

Indian Wells Valley Assoc. for Retarded
Citizens
201 E. Ridgecrest Blvd.
Ridgecrest, CA 93555

Hearthstone Housing
Attn: Coco Vasquez
3400 Irvine Ave, Suite 212
Newport Beach, CA 92660

Habitat for Humanity
Attn: Dennis Wallace
P.O. Box 3267
Bakersfield, CA 93385

Green Gardens Apt.
Attn: Manager
2300 South Union Ave
Bakersfield, CA 93301

Housing Authority of the County of
Kern
Attn: William L. Carter, Executive
Director
525 Roberts Ln
Bakersfield, CA 93308

Housing Authority of the County of
Kern
Attn: Patricia Norris, Housing
Administrator
525 Roberts Ln
Bakersfield, CA 93308

Homedco
Attn: Linda Ford
1314 34th St
Bakersfield, CA 93301

Goodwill Industries
Attn: Gary Lack
4901 Stine Rd.
Bakersfield, CA 93313

Golden Empire Affordable Housing, Inc
Attn: Randy Coats
3600 Chester Ave, Suite B
Bakersfield, CA 93301

Ebony Counseling Center
Attn: Irma Carson
1309 California Ave
Bakersfield, CA 93304

Buttonwillow Senior Citizen
Community Center
Attn: Carol Parker, Program Director
131 East 1st St.
Buttonwillow, CA 93260

Arvin Community Services District
Attn: Raymond Kincy, Manager
P.O. Box 333
Arvin, CA 93203

Boron Senior Center
Attn: James Welling, President
27177 Twenty Mule Team Rd.
Boron, CA 93516

Buttonwillow Chamber of Commerce
Attn: Cynthia Torigiani, President
P.O. Box 251
Buttonwillow, CA 93206

Community Support Options, Inc.
Attn: John Stockton, Executive Director
P.O. Box 464
Wasco, CA 93280

Delano Neighborhood Partnership
Attn: Debbie Wood
1842 Norwalk
Delano, CA 93215

Desert Counseling Clinic, Inc.
Attn: Terence Cumberworth
814 North Norma St
Ridgecrest, CA 93555

East Kern Collaborative
Attn: Paul Adams
1775 Hwy 58
Mojave, CA 93501

Filipino Community of Delano, Inc.
Attn: Elizabeth Ordiz
P.O. Box 237
Delano, CA 93216

Indian Wells Community Services
District
Attn: Janet Stuebner, District Manager
P.O. Box 1418
Inyokern, CA 93527

Inyokern Chamber of Commerce
Attn: Lidia Feldman, President
7223 Cactus Ave
Inyokern, CA 93527

Kern River Valley Collaborative
Attn: Shirley Keeling
P.O. Box 2905
Lake Isabella, CA 93240

Lost Hills Union School District
Attn: David Day, Ed.D
21109 Paso Robles Hwy
Lost Hills, CA 93249

McFarland Community Collaborative
Attn: Debra Romero
601 Second St.
McFarland, CA 93250

Mojave Town Council
Attn: Bill Deaver, President
P.O. Box 999
Mojave, CA 93502

Mojave Chamber of Commerce
Attn: Pete Stern, President
15836 Sierra Hwy
Mojave, CA 93502

Lost Hills Utility District
Attn: Lloyd Fewell, Executive Director
P.O. Box 246
Lost Hills, CA 93246

National Health Services, Inc.
Attn: Wagih Michael
P.O. Box 917
Buttonwillow, CA 93206

Rural Community Development Center
Attn: Anthony Wibisono, President
5320 Ironwood St
Rancho Palos Verdes, CA 90275

Sage Health Clinic
Attn: Denise Potts, Executive Director
1041 North China Lake Blvd.
Ridgecrest, CA 93555

Tehachapi Collaborative
Attn: Margie Crist
700 S. Snyder Ave.
Tehachapi, CA 93561

Wasco Housing Authority
Attn: Pat Newman, Director
750 H St
Wasco, CA 93280

Rosamond Senior Citizens, Inc.
Attn: Nina Laycock
P.O. Box 1117
Rosamond, CA 93560

34th Street Neighborhood Partnership
Attn: Rebecca Indsley
3800 Jewett Ave
Bakersfield, CA 93301

Alliance Against Family Violence and
Sexual Assault
Attn: JoAnn Bowen, Executive Director
P.O. Box 2054
Bakersfield, CA 93303

African – American Network
Attn: L. Slade, Executive Director
P.O. Box 1215
Bakersfield, CA 93302

Community Services Organization, Inc.
Attn: Manuel Marin, Executive Director
715 Lake St
Bakersfield, CA 93305

East Bakersfield Community Coalition
Attn: Brandi De La Garza
1832 Flower St
Bakersfield, CA 93305

East Niles Community Services District
Attn: Phillip Holderness
P.O. Box 6038
Bakersfield, CA 93386

ElderLife Adult Day Health Care Center
Attn: Barbara Long, LCSW
1111 Columbus St
Bakersfield, CA 93305

Jason's Retreat
Attn: Roy Hamilton, Executive Director
600 Bernard St
Bakersfield, CA 93305

Kern County AIDS Advisory Board
Attn: Bonita Coyle
800 Tangerine St
Bakersfield, CA 93306

New Directions Group Home for Girls
Attn: Walter Walker
231 Stine Rd.
Bakersfield, CA 93309

Oildale Community Collaborative
Attn: Stevie Oats
901 Olive Dr.
Bakersfield, CA 93308

Safe Harbors
Attn: Janis Roberts
1300 Baker St
Bakersfield, CA 93306

Southeast Neighborhood Partnership
Attn: Bill Reifel
1515 Feliz Dr.
Bakersfield, CA 93307

USDA Rural Development
1601 New Stine Rd, Suite 280
Bakersfield, CA 93309

Greater Bakersfield Legal Assistance
615 California Ave
Bakersfield, CA 93304

Independent Living Center
1631 30th Ave
Bakersfield, CA 93301

Restoration Village
1700 Golden State Ave
Bakersfield, CA 93301

Salvation Army Drug Abuse Recovery
Program
200 19th St
Bakersfield, CA 93301

Victory Outreach
400 Watts Dr
Bakersfield, CA 93307

Rosamond Senior Citizens, Inc.
2500 20th St West
Rosamond, CA 93560

Rosamond Recreation Center
3200 Glendower St
Rosamond, CA 93560

Rosamond Chamber of Commerce
2861 Diamond Ave
Rosamond, CA 93560

The County of Kern Housing Authority
300 Terra Vista Ln
Shafter, CA 93263

County of Kern Human Services Dept.
115 N Central Valley Hwy
Shafter, CA 93263

The Salvation Army
205 Central Ave
Shafter, CA 93263

Senior Citizens Center
500 East F St
Tehachapi, CA 93561

Tehachapi Adult Resource Center
311 West F St
Tehachapi, CA 93561

Tehachapi Chamber of Commerce
209 E Tehachapi Blvd
Tehachapi, CA 93561

Tehachapi Salvation Army Service Unit
20430 Brian Wy, #B
Tehachapi, CA 93561

Bear Valley Springs Community
Services District
28999 S. Lower Valley Rd.
Tehachapi, CA 93561

Golden Hills Community Services
District
22209 Old Town Rd.
Tehachapi, CA 93561

Stallion Springs Community Services
District
28500 Stallion Springs Dr.
Tehachapi, CA 93561

Supervisor Jon McQuiston
400 N China Lake Blvd.
Ridgecrest, CA 93555

Human Services Dept.
7050 Lake Isabella Blvd.
Lake Isabella, CA 93240

Human Services Dept.
1400 N Norma
Ridgecrest, CA 93555

Desert Jade Senior Housing
1 Desert Jade Circle
California City, CA 93505

City of Ridgecrest
Community Development Dept.
100 W California Ave
Ridgecrest, CA 93555

Mojave Chamber of Commerce
15836 Sierra Hwy
Mojave, CA 93501

Pacific States Land Co.
16678 Sierra Hwy
Mojave, CA 93501

High Desert Area Local
P.O. Box 50
Mojave, CA 93501

Sierra Trails RV Park
Hwy 14
California City, CA 93505

Cuddy Hall
335 Lakewood Place
Lake of the Woods, CA 93225

Gorman School
49847 Gorman School Rd.
Gorman, CA 93243

Frazier Mtn. Mobile Village
2801 Johnson Rd.
Frazier Park, CA 93225
Frazier Mtn. Real Estate
3400 Mount Pinos Wy
Frazier Park, CA 93225

Pine Mtn. Property Owners Assn.
2524 Beechwood Wy.
Pine Mtn. Club, CA 93222

Community Development Dept.
1015 11th Ave
Delano, CA 93215

Senior Citizen Dept.
436 Jefferson
Delano, CA 93215

Delano Farming Co.
10025 Reed Rd
Delano, CA 93215

Delano Farms Box Yard
149 County Line Rd.
Delano, CA 93215

Delano Record
1231 Jefferson
Delano, CA 93215

VFW Mem. Bldg
1025 Garces Hwy
Delano, CA 93215

United Farm Workers of America
Garces Hwy & Mettler Ave
Delano, CA 93215

Arvin Community Services Dist.
141 Plum Tree Dr.
Arvin, CA 93203

Arvin Housing Village
1201 Malovich Rd.
Arvin, CA 93203

Arvin Mobil Homes
200 5th Ave
Arvin, CA 93203

Arvin Senior Services
800 Walnut Dr
Arvin, CA 93203

Cal – Arvin Farms Inc.
P.O. Box 162
Arvin, CA 93203

EOC Casita Migrant Head Start
406 N. Hill
Arvin, CA 93203

US Veterans Services Admin.
Attn: Catharine Mello, LCSW
1801 Westwind Dr
Bakersfield, CA 93301

United Way of Kern County
Attn: Miriam Krehbiel, Executive Dir.
5405 Stockdale Hwy, Suite 200
Bakersfield, CA 93309

United Way of Kern County
Attn: Randi Battaglia
5405 Stockdale Hwy, Suite 200
Bakersfield, CA 93309

Turning Point
Attn: Linda Eviston
1101 Union Ave, Suite 100
Bakersfield, CA 93307

US Dept. of Housing & Urban
Development
Attn: Rollie Smith, Community Builder
_35 Fresno St, Suite 100
Fresno, CA 93721

Supervisor Barbara Patrick's Office
Attn: Judy Newman, Field Rep.
1115 Truxtun Ave
Bakersfield, CA 93301

State Senator Jim Costa
Attn: Joan E. Schraff
901 Tower Wy
Bakersfield, CA 93309

Self-Help Enterprises
Attn: Peter Carey and Doug Pingel
P.O. Box 351
Visalia, CA 93279

St. Vincent DePaul
Attn: Donald Border
310 Baker St
Bakersfield, CA 93305

Ridgecrest Housing & Economic
Development
238 N. Gold Canyon
Ridgecrest, CA 93555

Kern Regional Center
29 Emmons Park Dr
Taft, CA 93268

American Red Cross
107 B St
Taft, CA 93268

Buena Vista Mobile Home Park
123 North 10th Street
Taft, CA 93268

Senior Nutrition
401 Harrison Street
Taft, CA 93268

Taft Chamber of Commerce
314 4th
Taft, CA 93268

West Side Recreation & Park District -
Business Office Community Center
500 Cascade Place
Taft, CA 93268

Taft Community Medical Center
1100 4th Street
Taft, CA 93268

Westside Wellness Center
100 East North Street
Taft, CA 93268

West Side Recreation & Park District -
Fitness Center
300 Main Street
Taft, CA 93268

West Side Recreation & Park District -
Skate Facility
226 Main Street
Taft, CA 93268

West Side Recreation & Park District -
Maintenance Facility
9th And San Emidio
Taft, CA 93268

Taft Union High School -
Administration Office
701 7th Street
Taft, CA 93268

Taft Union High School - Buena Vista
Continuation High School
900 North 10th Street
Taft, CA 93268

Taft City School Elementary District -
Administrative Offices
820 6th Street
Taft, CA 93268

West Kern Community School
301 North
Taft, CA 93268

West Side Regional Occupational
Program
515 9th
Taft, CA 93268

Senior Nutrition - Taft
401 Harrison St.
Taft, CA 93268

WIC Nutrition Program
915 N. 10th Street
Taft, CA 93268

Alpha House Women's Shelter
Attn: Karen OR Laure
PO Box 712
Taft, CA 93268

Senior Citizens Information & Referral
Program
619 West Ridgecrest Boulevard
Ridgecrest, CA 93555

Kern Regional Center
815 North Downs Street
Ridgecrest, CA 93555

Desert Area Resources & Training
216 North Gold Canyon Street
Ridgecrest, CA 93555

Ridgecrest Chamber of Commerce
128 East California Avenue
Ridgecrest, CA 93555

Ridgecrest School of Law
115 Balsam Street
Ridgecrest, CA 93555

Cerro COSO Community College
3000 College Heights Boulevard
Ridgecrest, CA 93555

Ridgecrest Head Start
674 North Gold Canyon Street
Ridgecrest, CA 93555

Kern Valley Medical Center
6404 Lake Isabella Boulevard
Lake Isabella, CA 93240

Kern Valley Medical Group
6310 Lake Isabella Boulevard
Lake Isabella, CA 93240

Schools - Kern High School District
3340 Erskine Creek Road
Lake Isabella, CA 93240

Summit Continuation High School
2811 Pasadena Lane
Lake Isabella, CA 93240

Community School of Lake Isabella
2211 Alta Sierra Avenue
Lake Isabella, CA 93240

Kernville Union School
5104 Lake Isabella Bl
Lake Isabella, CA 93240

Kernville Union School District -
District Office
5104 Lake Isabella Boulevard
Lake Isabella, CA 93240

Kernville Chamber of Commerce
11447 Kernville Road
Kernville, CA 93238

Friends of the Hatchery
14400 Sierra Way
Kernville, CA 93238

Mountain & River Adventure Retreat
15775 Sierra Wy
Kernville, CA 93238

Kern River Health Center
67 Evans Road
Wofford Heights, CA 93285

Valley Thrift Shop and Food Pantry
4621 Lake Isabella Blvd
Lake Isabella, CA 93240

Kern River Valley Senior Citizens, Inc.
6403 Lake Isabella Blvd
Lake Isabella, CA 93240

Lake Isabella Chamber of Commerce
P.O. Box 537
Lake Isabella, CA 93240

Kernville Chamber of Commerce
11447 Kernville Rd.
Kernville, CA 93238

Boron Senior Citizens
27177 Twenty Mule Team Rd
Boron, CA 93516

Boron Chamber of Commerce
26962 Twenty Mule Team Rd
Boron, CA 93516

Salvation Army
1558 Lebec Service Rd
Lebec, CA 93243

Mountain Communities Chamber of
Commerce
224 Laguna Trail
Frazier Park, CA 93225

American Legion Post 490
2969 Sierra Hwy
Rosamond, CA 93560

Rosamond Moose Lodge No 415
1105 Sierra Hwy
Rosamond, CA 93560

Kern County Economic Opportunity
Corp
3082 Glendower St
Rosamond, CA 93560

Rosamond Hills Senior Retirement
Community
3075 Sierra Hwy
Rosamond, CA 93560

Head Start Kern River Valley
4508 Lake Isabella Blvd.
Lake Isabella, CA 93240

High Country Auctioneers
12106 Hwy 178
Lake Isabella, CA 93240

Valley Wellness Center
6404 Lake Isabella Blvd.
Lake Isabella, CA 93240

Our Place
3930 Lake Isabella Blvd
Lake Isabella, CA 93240

Lake Isabella Senior Apts.
2701 Erskine Creek Rd.
Lake Isabella, CA 93240

Office of the Mayor
City of Delano
1504 South Lexington St.
Delano, CA 93215

Office of the City Manager
City of Delano
1504 South Lexington St.
Delano, CA 93215

City of Delano
Community Development Department
Planning & Economic Development
Division
1504 South Lexington St.
Delano, CA 93215

Office of the City Manager
City of Tehachapi
115 South Robinson St.
Tehachapi, CA 93561

Office of the Mayor
City of Tehachapi
115 South Robinson St.
Tehachapi, CA 93561

Human Services
Employment Services District Office
329 Central Valley Hwy
Shafter, CA 93263
315 Lincoln
Taft, CA 93268
829 C No. Downs Ave
Ridgecrest, CA 93555
2340 Hwy 58
Mojave, CA 93268
7050 Lake Isabella Blvd.
Lake Isabella, CA 93240
455 Lexington Ave
Delano, CA 93215

Trona Unified School District
Attn: Administrator
201 West Graaf Ave.
Ridgecrest, CA 93555

Sierra Sands Unified School District
Business Office
113 West Felspar Ave.
Ridgecrest, CA 93555

McFarland Community Collaborative
Family Resource Center
410 East Perkins Ave
McFarland, CA 93250

Famoso Raceway
33559 Famoso Rd.
McFarland, CA 93250

Joe O'Branon
Quad-Knopf
One Sierragate Plaza, Ste. 270C
Roseville, CA 95678

Joseph A Austin
State of California
Dept. of Conservation
4800 Stockdale Hwy., Ste. 417
Bakersfield, CA 93309

1. The first step in the process of...
2. The second step is to...
3. The third step is to...
4. The fourth step is to...
5. The fifth step is to...
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